



VIRTUAL PROPERTY TOUR - CLICK LINK: [youtube.com](https://www.youtube.com)

# VERSATILE COMMERCIAL FLEX BUILDING AVAILABLE

## PROPERTY INFO:

SALE PRICE: **\$1,079,000 (\$160.49/SF)**

BUILDING SIZE: **6,723 SF**

LOT SIZE: **0.42 ACRES**

ZONING CODE: **"C-H", Commercial  
High-Intensity, City of Greeley**

TRAFFIC COUNTS: **9,511 AADT (9th Street)  
9,802 AADT (23rd Avenue)**

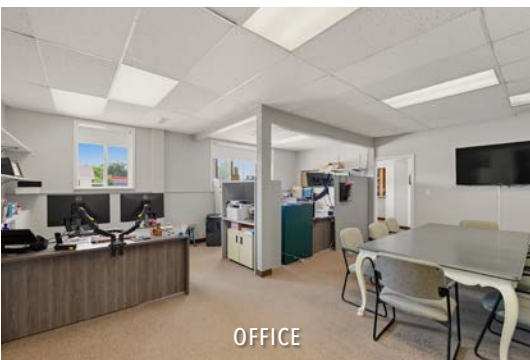
## FEATURES:

- Versatile Commercial Flex Building ideal for retail, office, or other commercial use requiring shop/storage space (13' x 12'h OHD)
- Fronts 9th Street close to major intersection with 23rd Avenue
- Ample off-street parking available
- Excess lot area on west end offers additional parking, storage, or possible building expansion
- Owner/User purchase or value-add investment opportunity
- Availability May 1, 2026
- Mineral rights not included in the sale

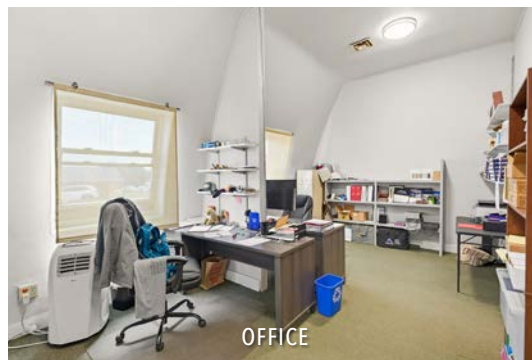


## FEATURED PROPERTY

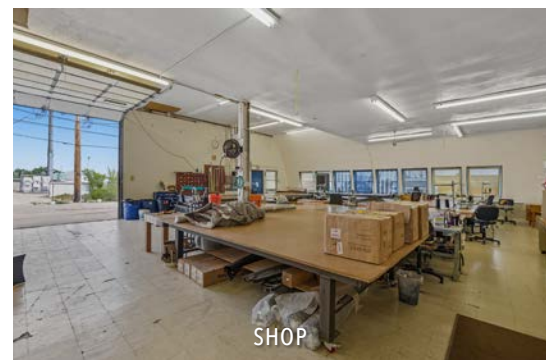
2207 9TH STREET • GREELEY, CO 80631



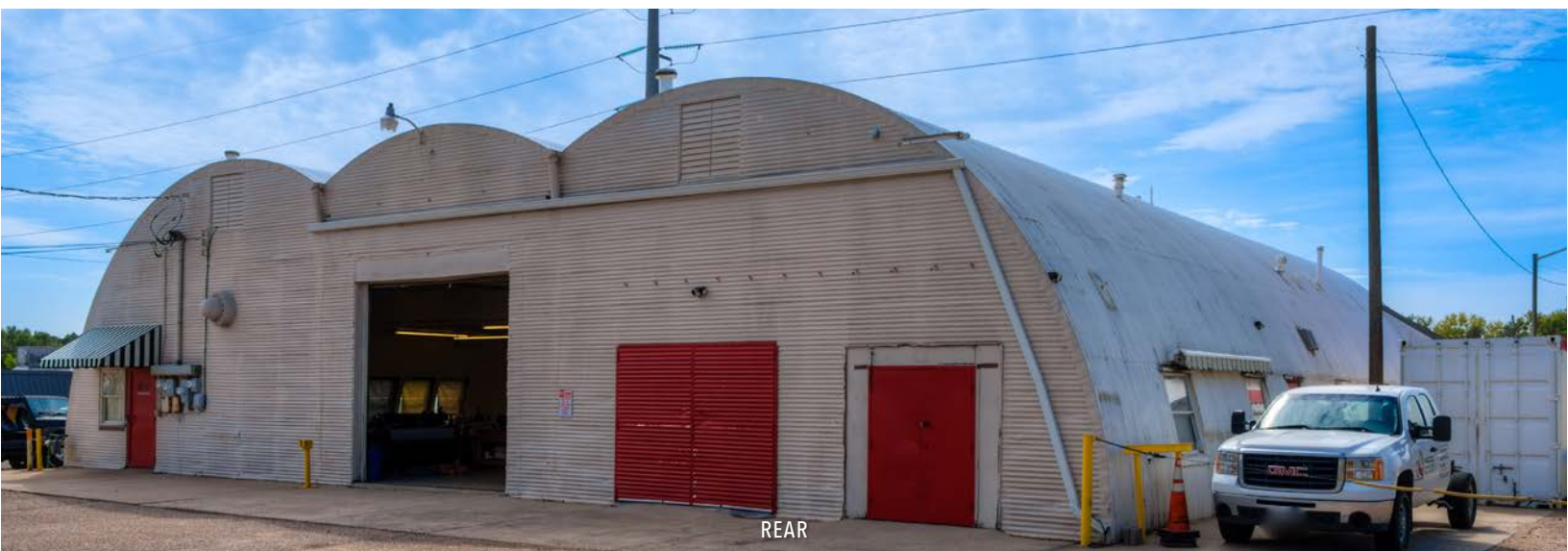
OFFICE



OFFICE



SHOP



REAR

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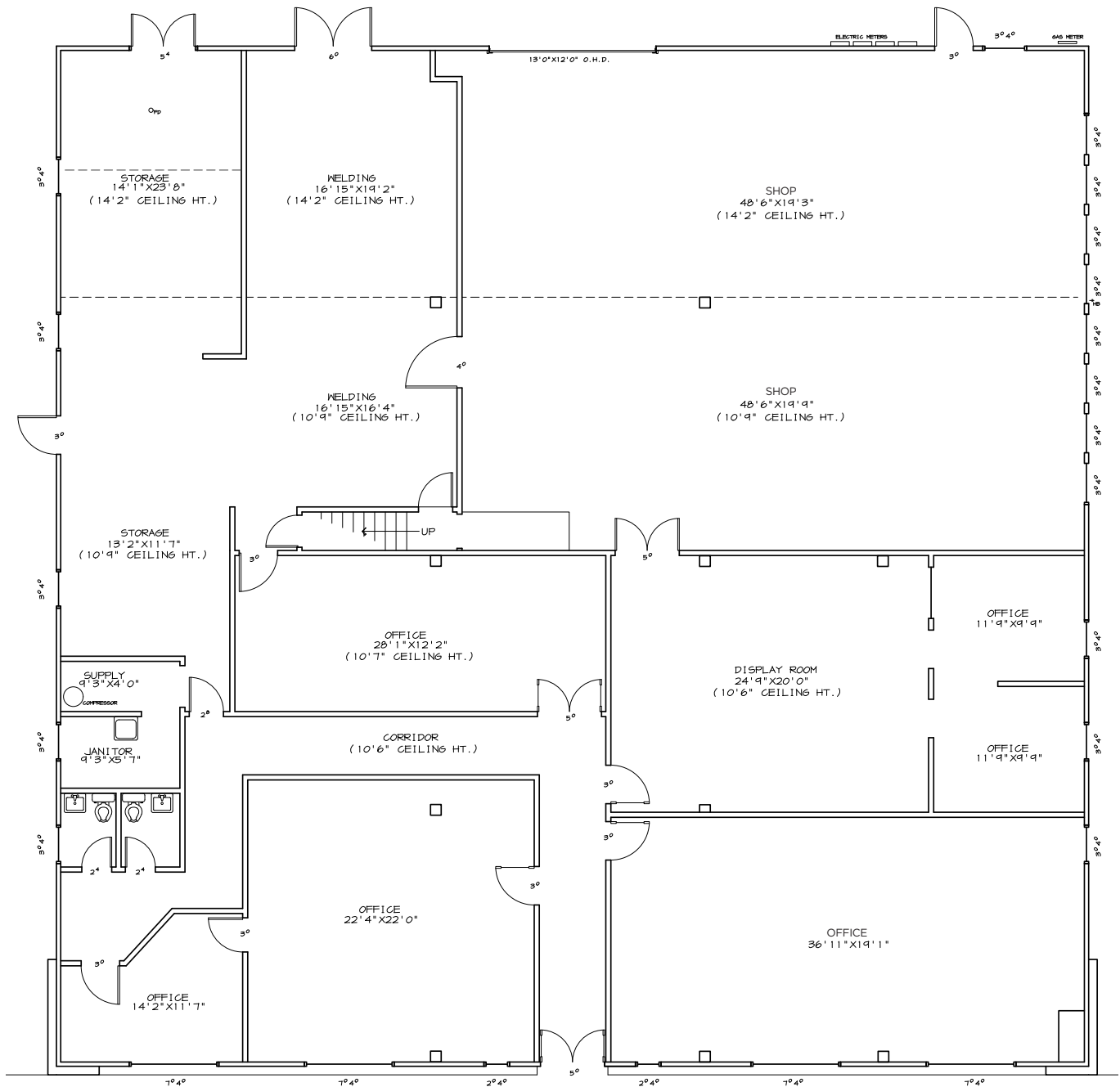
**NICK BERRYMAN** Broker/Partner

Cell: 970.396.0853 | Office: 346.9900

[nberryman@realtecgreeley.com](mailto:nberryman@realtecgreeley.com)

# FLOOR PLAN & DEMOGRAPHICS

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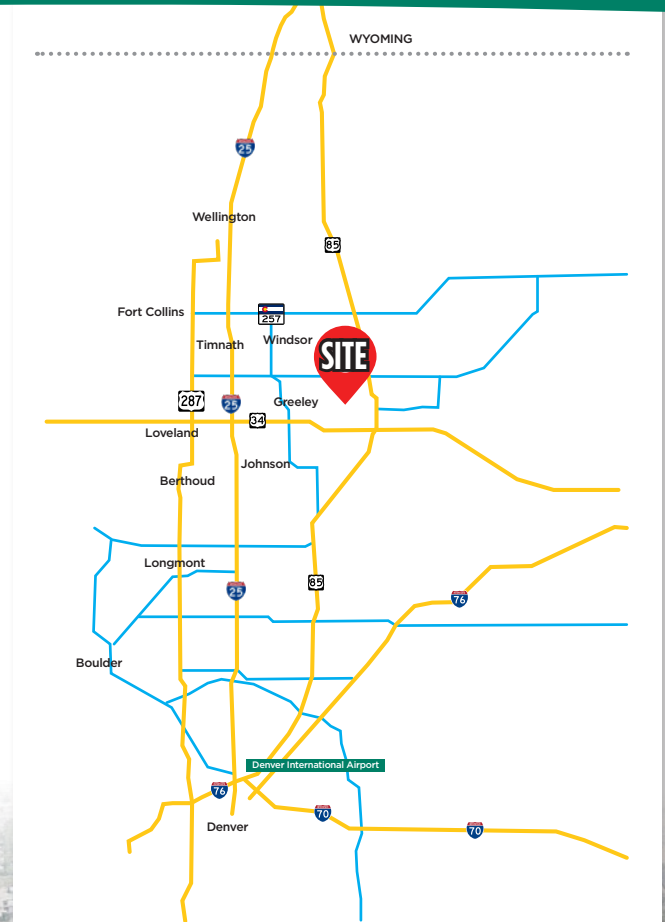
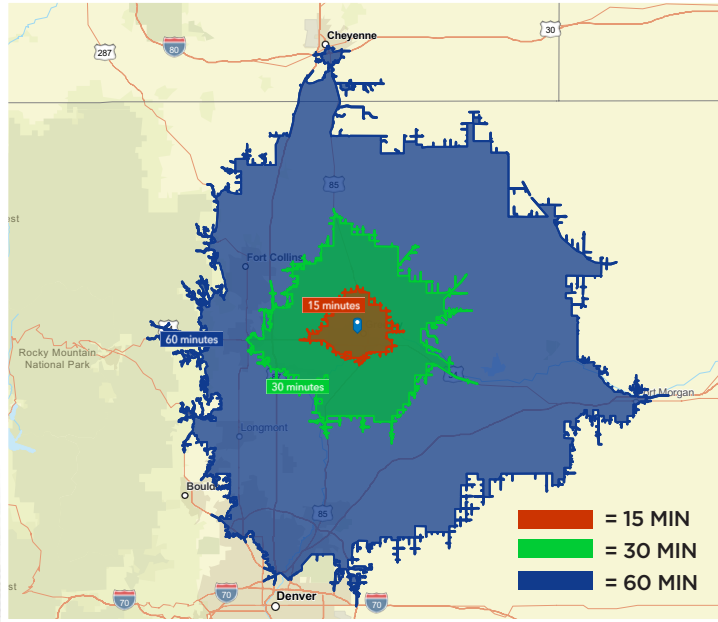
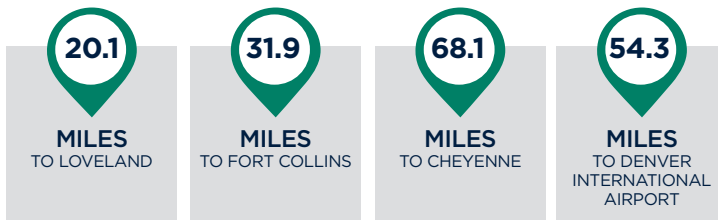


DEMOGRAPHICS	1 MILE		3 MILES		5 MILES	
	2025	2030	2025	2030	2025	2030
<b>Population</b>	20,776	21,660	92,735	98,296	139,486	149,618
<b>Households</b>	7,384	7,742	32,965	35,208	50,081	54,117
<b>Median HH Income</b>	\$53,886	\$61,216	\$63,128	\$71,171	\$69,654	\$79,075
<b>Average HH Income</b>	\$68,137	\$75,193	\$83,610	\$91,787	\$91,122	\$100,816
<b>Median Age</b>	32.1	33.3	32.5	33.8	33.4	34.9



# SITE LOCATION

2207 9TH STREET • GREELEY, CO 80631



**Fort Collins**  
 712 Whaler's Way, Bld. B, Suite 300  
 Fort Collins, CO 80525  
 970.229.9900

**Loveland**  
 200 E. 7th Street, Suite 418  
 Loveland, CO 80537  
 970.593.9900

**Greeley**  
 1711 61st Avenue, Suite 104  
 Greeley, CO 80634  
 970.346.9900

**REALTEC**  
 COMMERCIAL REAL ESTATE SERVICES