

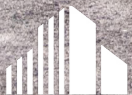
FOR SALE OR LEASE

# 418 N 9TH AVENUE

GREELEY, COLORADO 80631



MAJOR PRICE REDUCTION  
SALE PRICE: ~~\$225/SF (\$1,274,000)~~ **\$199/SF (\$1,125,000)**  
LEASE RATE: \$12.00-\$14.00/SF NNN



CUSHMAN &  
WAKEFIELD



# 418 N 9TH AVENUE



## PROPERTY OVERVIEW

Versatile commercial property featuring a spacious office building with eight private offices, reception area, conference room, kitchen, two restrooms, and a full basement. Climate-controlled with central air and heating throughout. The property also includes a 40' x 60' heated metal warehouse with three bays, a small office, one restroom, and (2) 14-foot overhead doors plus (1) 16-foot door—ideal for equipment access. The entire lot, totaling over one acre with direct Highway 85 exposure, is secured by perimeter chain link fencing, providing both visibility and protection for business operations.



418 N 9th Avenue, Greeley, CO 80631  
**Address**



3,261 SF  
**Office Building**



2,400 SF  
**Warehouse Building**



1.17 Acres (50,954 SF)  
**Site Size**



\$199/SF (\$1,125,000)  
**Sale Price**



\$12.00-\$14.00/SF NNN  
**Lease Rate**

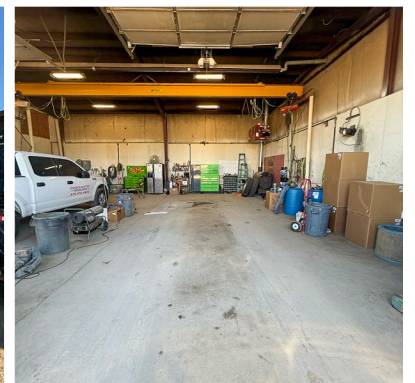
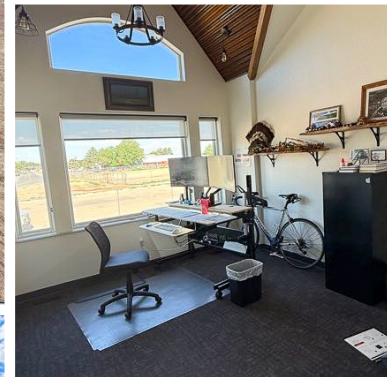
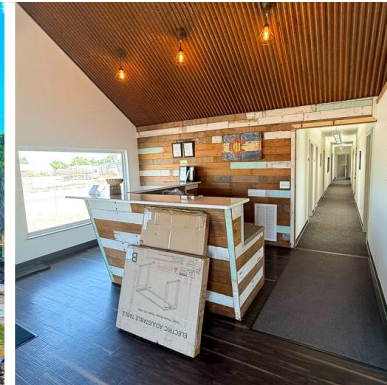




# 418 N 9TH AVENUE



## PROPERTY PHOTOS





# 418 N 9TH AVENUE



## LOCATION OVERVIEW



Demographics			
	2 Miles	5 Miles	10 Miles
2024 Population (Pop.)	28,745	125,908	170,161
2029 Pop. Projection	33,943	148,299	200,265
2024 Households (HH)	10,111	44,681	60,439
Avg HH Income	\$56,819	\$76,932	\$85,421



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For more information, please contact:

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