

2329 8th Ave
Greeley, CO

FOR SALE



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The logo for STEP COMMERCIAL features the word 'STEP' in a large, bold, sans-serif font. To the left of 'STEP' are three horizontal bars of varying lengths, stacked vertically, resembling a stylized staircase or a modern architectural element. Below 'STEP' is the word 'COMMERCIAL' in a smaller, all-caps, sans-serif font.



Property Notes:

2329 8th Avenue presents a unique opportunity to acquire a freestanding retail/automotive building in the heart of Greeley's established commercial corridor. Built in 1996, this 2,048 square foot, single-story structure sits on a generous 0.66-acre parcel, offering a functional layout suited for a variety of retail, automotive, or service-oriented uses.

Asking Price:	\$750,000
Building Size:	2,048 SF
Lot Size:	0.66 Acres
Year Built/Renvoated:	1996
Zoning:	CH



Location Description

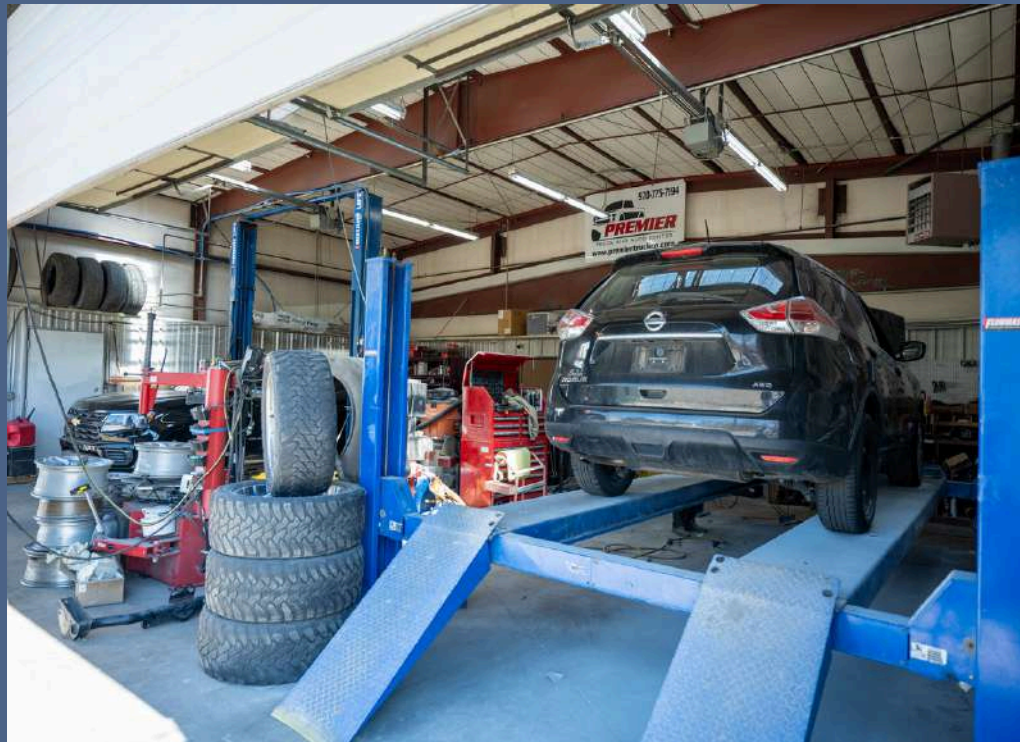
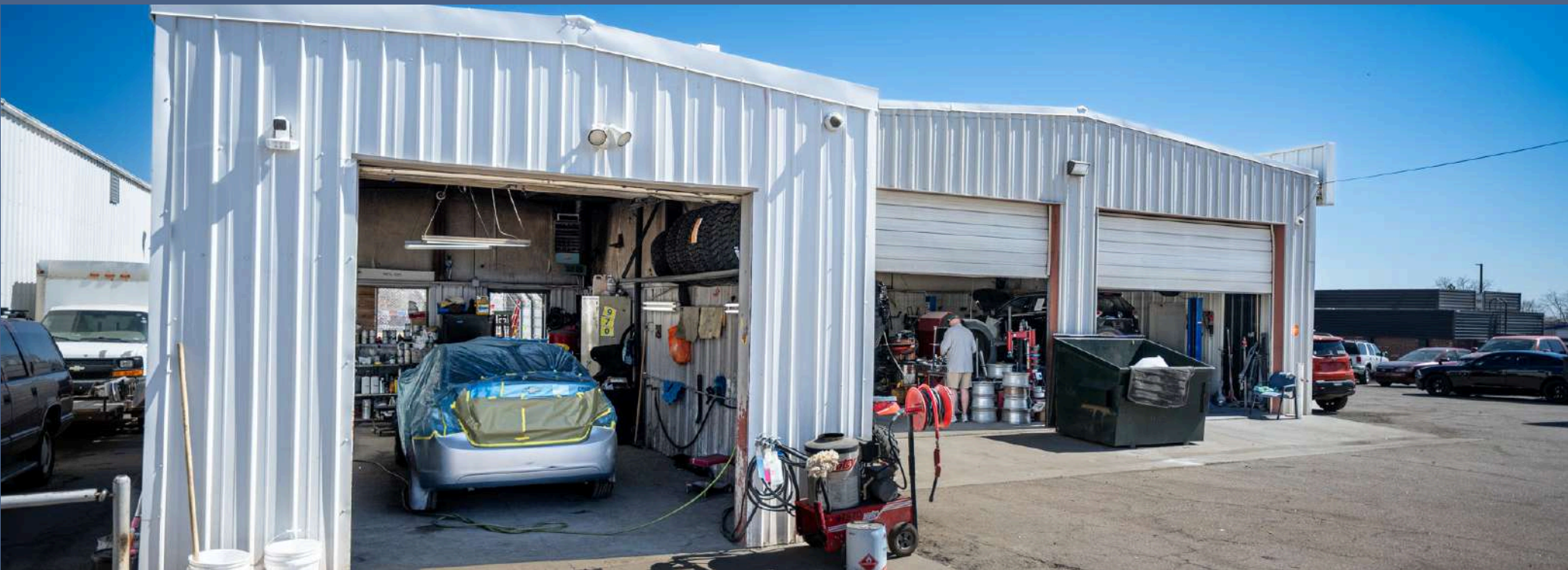
Located along 8th Avenue, a primary north-south arterial in Greeley, the property benefits from strong daily traffic counts exceeding 10,000 vehicles per day, with proximity to the US Highway 85 Business Loop, one of the area's main commercial corridors.

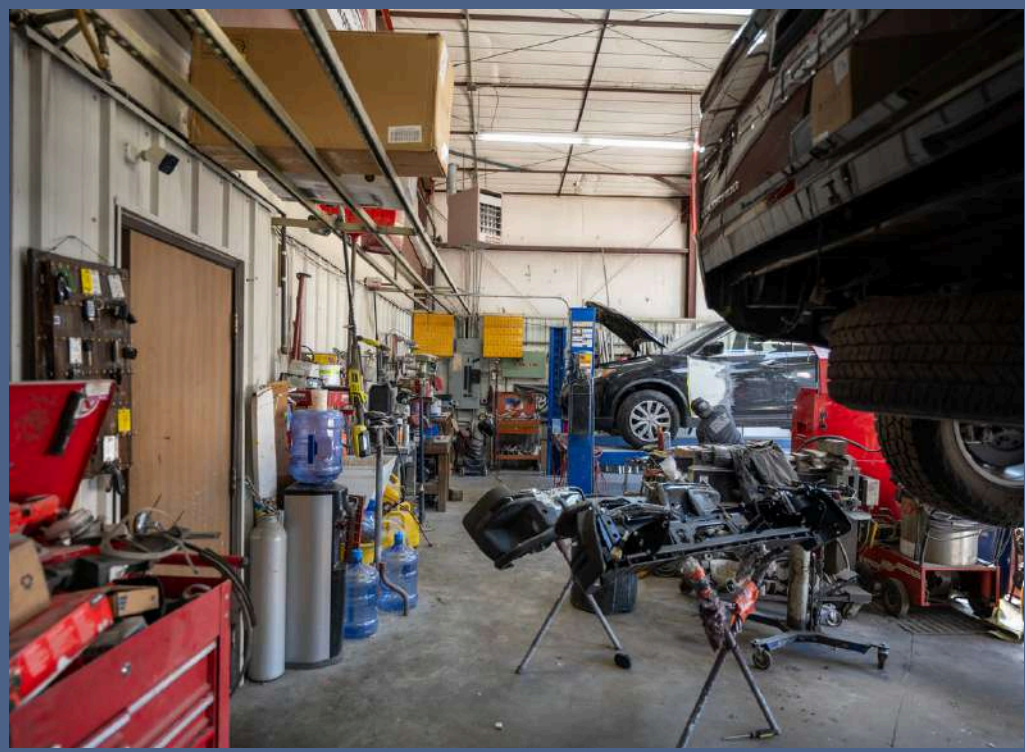
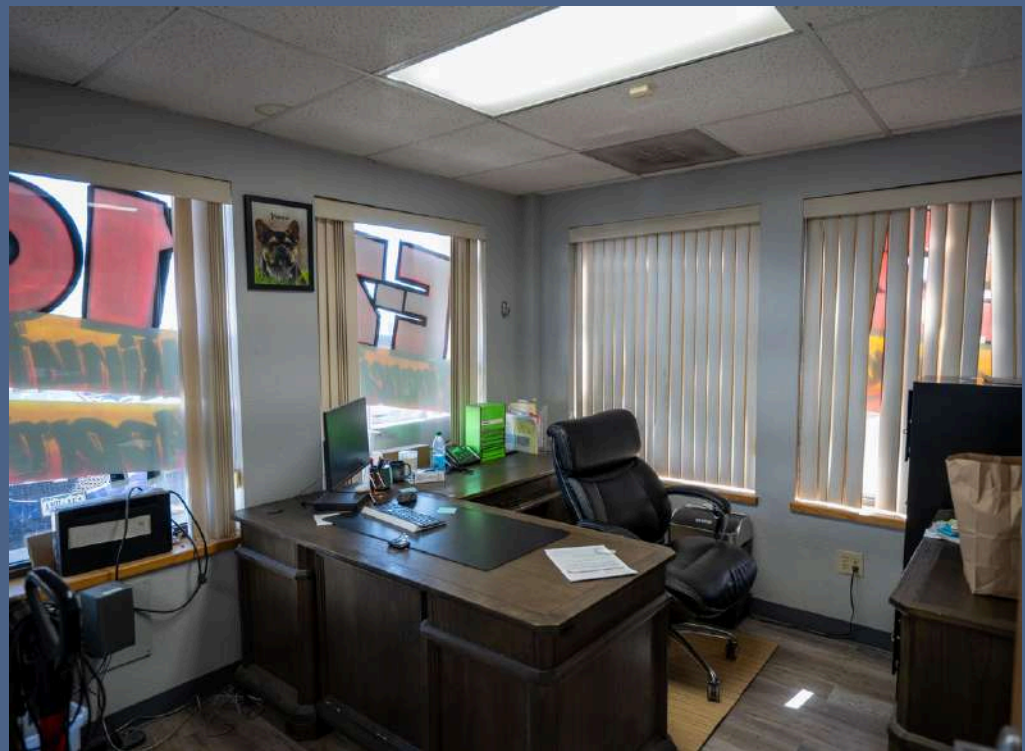
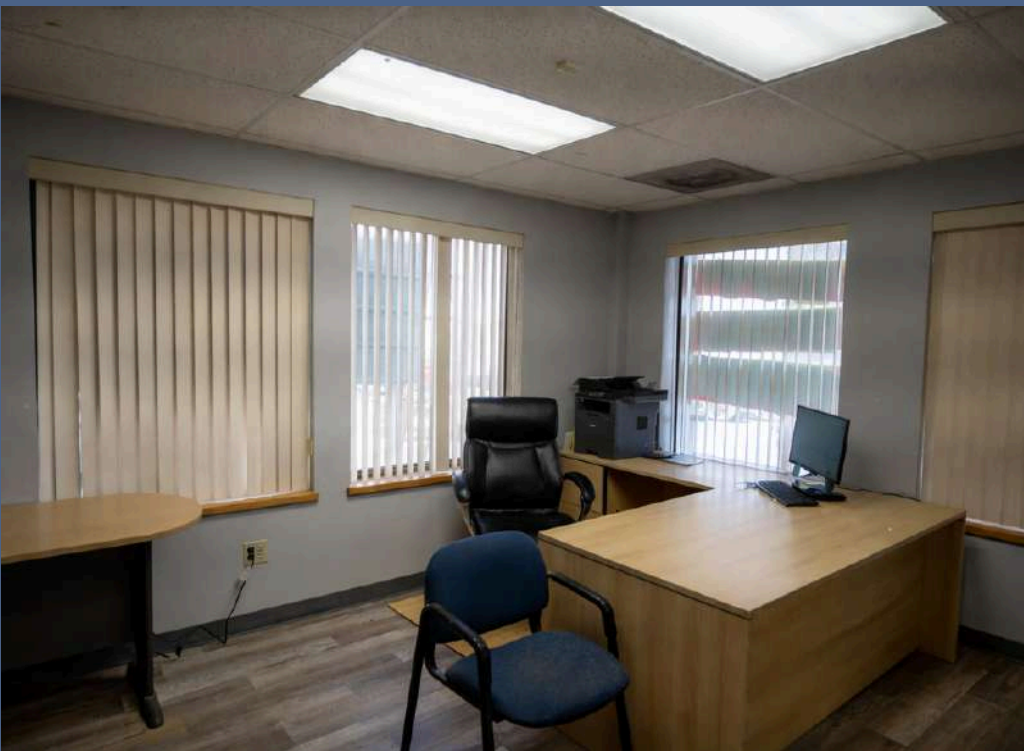
The surrounding area is characterized by a mix of retail, automotive, and service-oriented businesses, making it a well-established destination for both local residents and commuters. The property is situated in a suburban commercial setting within Weld County, approximately one mile from a population base of over 24,000 and nearly 100,000 within a three-mile radius.

The area demonstrates solid growth fundamentals, with projected population and household growth exceeding 10% over the next five years.

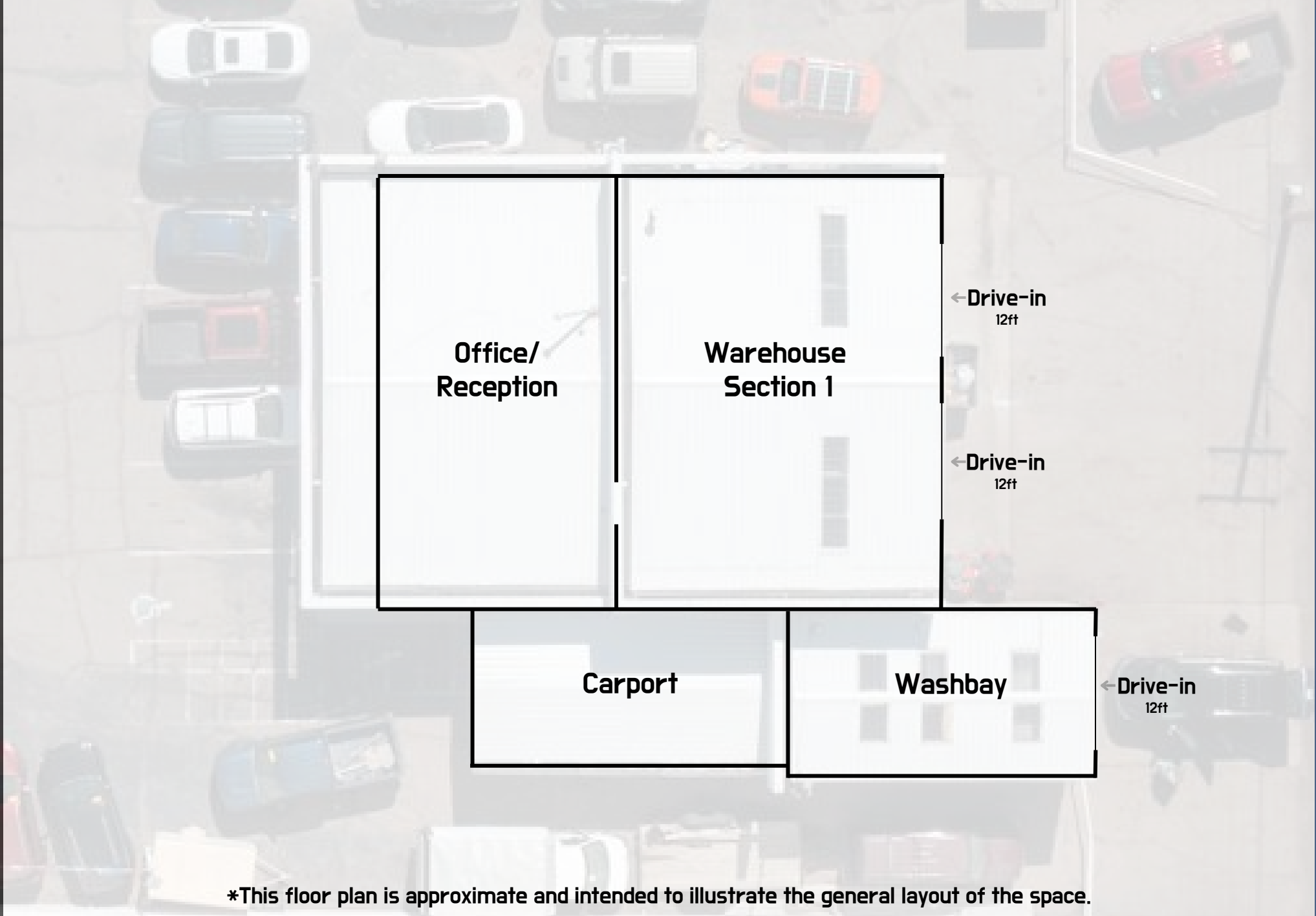
Property Highlights

- 142 feet of frontage on 8th Avenue
- Two curb cuts for easy ingress/egress
- 55 surface parking spaces (10:1,000 SF ratio)
- Zoned CH (Commercial High Intensity)
- Strong traffic counts (10,000+ VPD nearby)
- Excellent visibility along major corridor
- Single-tenant configuration (ideal for owner-user or investor)
- Located in a low-vacancy retail submarket



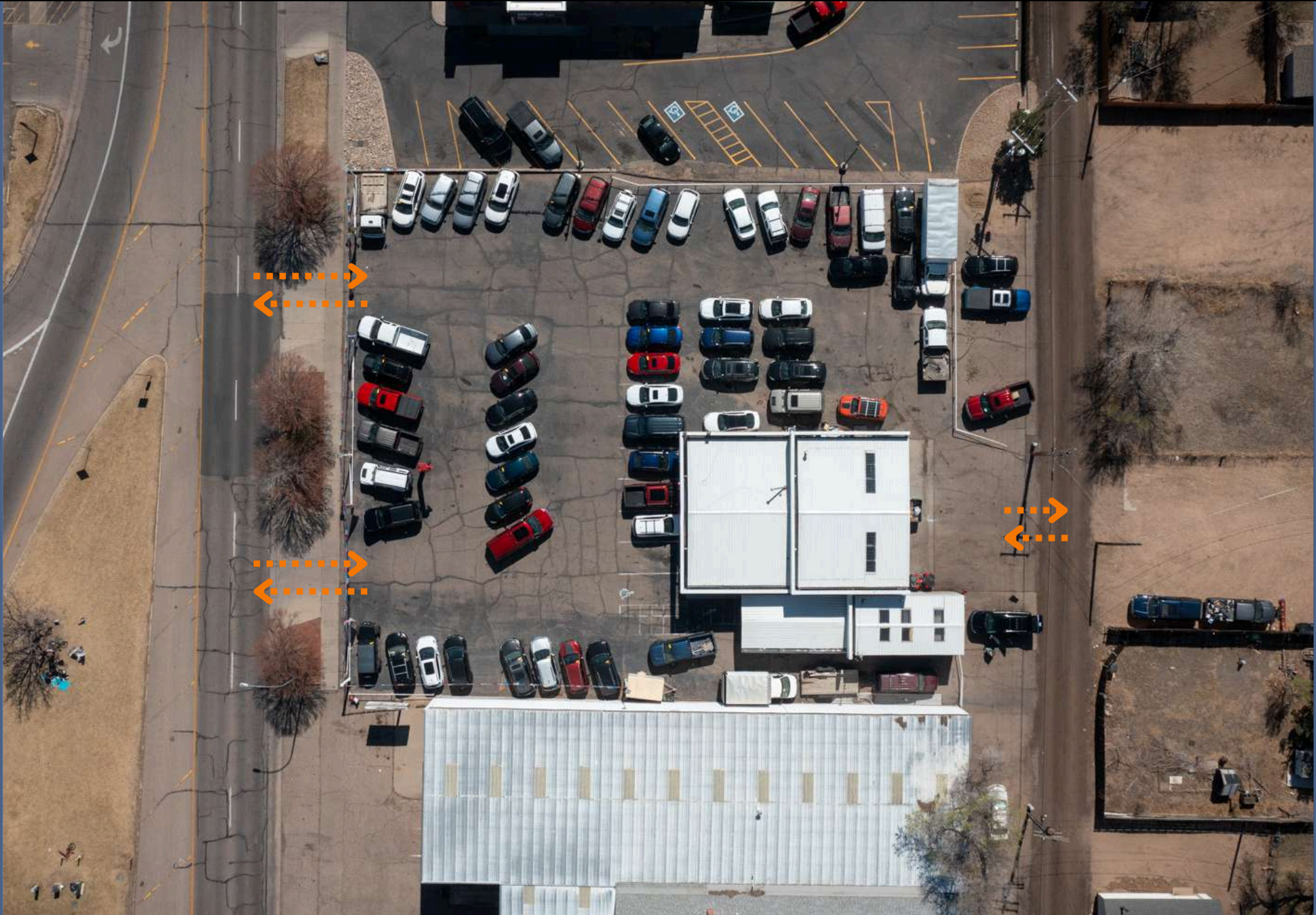


Floorplan



*This floor plan is approximate and intended to illustrate the general layout of the space.

Ingress/Egress





Take the Next Step

Contact US



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