

2626 8th Ave, Garden City, CO**COMMERCIAL
BUILDING
FOR SALE
\$995,000**

This commercial building is located in Garden City, Colorado with immediate access to busy 8th Ave and near two major state Hwy 85 and Hwy 34 traversing this region.

This property is ideal for a variety of uses: Retail merchandise, Builders/ Contractors, Warehousing, Wholesale, Equipment repair, Truck repair, some Oil & Gas Service, Automotive parts and service, Car/Truck/Boat/ trailer sales, Nightclubs, bars, taverns and many other uses.

**BUILDING DESCRIPTION**

- 39,316 SF +/- Industrial-Commercial Building
- Originally built 1945, with several additions
- Stucco/metal shell
- Approximately 2,500 SF office area

WEBSITEwww.loopnet.com/lid/19862563**CALL NOW**
970-506-2941**PROPERTY DESCRIPTION**

- 1.33 AC +/-
- Lot Dimensions 270' x 215'
- Corner lot
- Great ingress/egress
- Ample parking
- Easy access to major area Highways 34 & 85
- Zoned: Commercial
- In Enterprise zone

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GREELEY, COLORADO

- The largest city in Weld County and the 12th largest city in the state of Colorado.
- 2013 Milken Institute Best-Performing Cities Index ranks Greeley #10.
- Forbes named Greeley the #2 Best Small and Medium size City for jobs in 2015.
- DJ-Niobrara Formation (northern Colorado) one of the largest oil fields in the County.



AREA HIGHLIGHTS

- Located in southeast part of Greeley, Colorado is the town of Garden City (effectively an enclave of Greeley, CO).
- Strong commercial/industrial corridor
- Surrounded by established businesses.
- Northern Colorado and Weld County are experiencing steady oil & gas environment currently
- This property is located in the east Greeley-Garden City retail-industrial corridor.

Aerial View



Note: Sources: Xceligent, NCEA, CDOT & Natl Bureau of Labor Statistics

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***This information Highlights are deemed reliable, but Buyer will need to confirm accuracy.

HIGHLIGHTS:	Building Profile: 2626 8th Ave
Year Built	1945, with several additions
Building SF: Bldg #1	39,316
Land SF	1.33 AC
Zoning	Commercial (No industrial zoning in Garden City)
County	Weld County
Municipality	Garden City
Enterprise Zone	Yes
Flood Zone	No
Roof: Bldg	Corrograted metal shell, other
Foundation	slab on grade
Exterior Walls	Concrete block and Metal shell
Exterior Finish	Metal siding, Stucco
Interior Partitions	Many partition walls, w Large open span rooms
Overhead Door	Total Doors = Several 10' & 12' OH Doors
Clear Height	approx 10,000 sf 35', balance 12-18'
Floor	Approx. 6" Concrete slab
Floor Drains	Several
Loading Dock	2 ground level - 2 dock height
Dock Leveler	1
Insulation	Walls: Bldg walls: R-10, Roof: R-19
Monument sign	None, Signage on the building
Lighting	Various
Fire Suppression	building completely sprinklered
HVAC	Space heaters
Electric	3-phase, 480 volt, 1000 amps plus
Water & Sewer	City of Greeley, Water Two at 2", one 3/4"
Electricity	Xcel Energy
Telephone	Comcast
Internet Access	Comcast
Parking Spaces	Approx. 30- 40
Outdoor Storage	pavement and hardpack surface
Mezzanine	some mezzanine storage