

1229 9th St, Greeley, CO**PRIME
LOCATION
COMMERCIAL
BUILDING****COMMERCIAL-RETAIL
BUILDING
FOR SALE
\$275,000**

This commercial-retail building is located in downtown Greeley, Colorado on the corner of 10th St (State Highway 34 Business) and 13th Ave along Greeley's main business corridor.

This property is one of few commercial-retail buildings in the downtown area and the downtown experiencing a low vacancy rate currently. The property is zoned commercial high intensity and suitable for a variety of potential uses including: auto rental, auto repair, auto sales, towing service, brew pub, café and restaurant, retail sales, retail service, other repair shop, printing & copy shop and many other uses.

**HIGHLIGHTS**

- Along prime high traffic thoroughfare
- Ideal downtown location
- Highly visible corner
- Plenty of parking area
- Some of the Greeley area largest employers include: JBS Swift, Northern Colorado Medical Center, Vestas, State Farm, Halliburton Energy, Select Energy, TeleTech, Noble Energy and Anadarko Petroleum

CALL NOW
970-506-2941**PROPERTY HIGHLIGHTS**

- SF: 1,625
- ZONING: Commercial High Intensity
- LOT: Flat
- MARKET: Northern Colorado
- SUBMARKET: Greeley
- TAXES: \$ 2,267 (2016)
- SHAPE: Rectangular

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1229 9th St, Greeley, CO

AREA HIGHLIGHTS

Greeley- the largest city in Weld County and the 12th largest city in Colorado

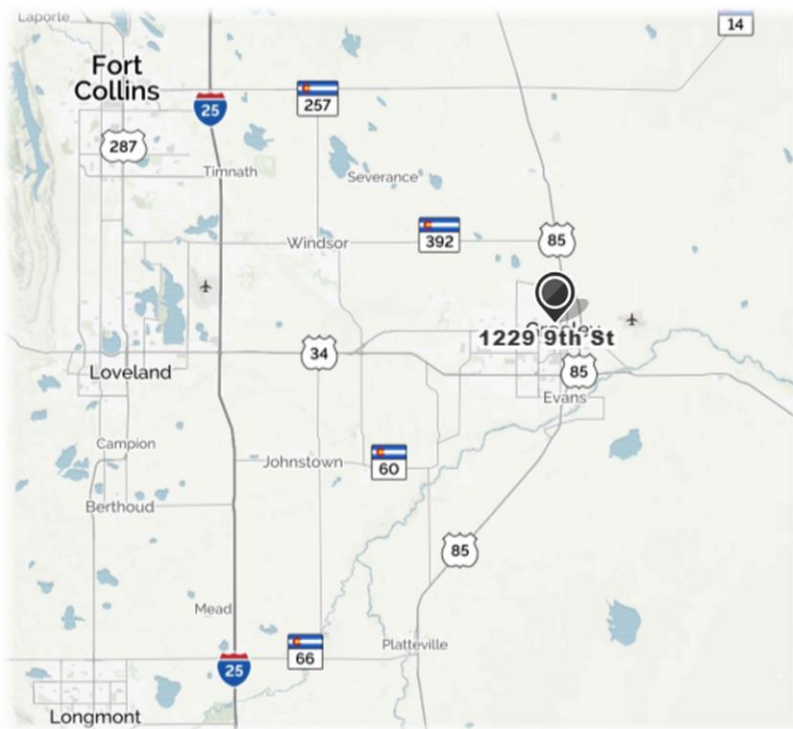
Greeley Ranked #9 on the 2015 Milken Institute Best-Performing Cities Index

Forbes named Greeley #2 for Best Small & Medium size City for jobs in 2015

Located in the heart of the DJ-Niobrara Formation (northern Colorado) one of the largest oil & gas fields in the county.

24/7 Wall Street has ranked the Greeley Metropolitan area #7 in the nation for areas that have added the most jobs during the past five years

Weld County's unemployment rate at 2.4% one of the lowest in Colorado



Demographic Profile

	Greeley	Weld County	Northern Colorado
Population	105,825 (Est)	285,500 (Est)	599,942
Households	Over 36,000	100,640	239,103
Average HH income	\$64,595	\$70,524	\$78,564
Median Age	38	34.1	36.9
Unemployment	3.3	2.4	3.0
Traffic: 1 block west on 10 th , 11,000 AADT (2016)			

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

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