

FOR SALE

4689

WEST 20TH STREET, 2ND FLOOR  
GREELEY, CO 80634



PROFESSIONAL OFFICE CONDO | COLLEGE GREEN COMMONS  
SALE PRICE: \$970,000 (\$189/SF)





# /// PROPERTY FEATURES

<b>Condo Size</b>	5,119 SF
<b>Condo Highlights</b>	17 Private Offices 2 Break Rooms Separate Reception Area
<b>Parking</b>	50 Spaces (non-exclusive)
<b>Year Built</b>	2006
<b>Stories</b>	2
<b>Elevator Served</b>	Yes
<b>Zoning</b>	C-H (Commercial High Intensity) 
<b>Signage</b>	Building

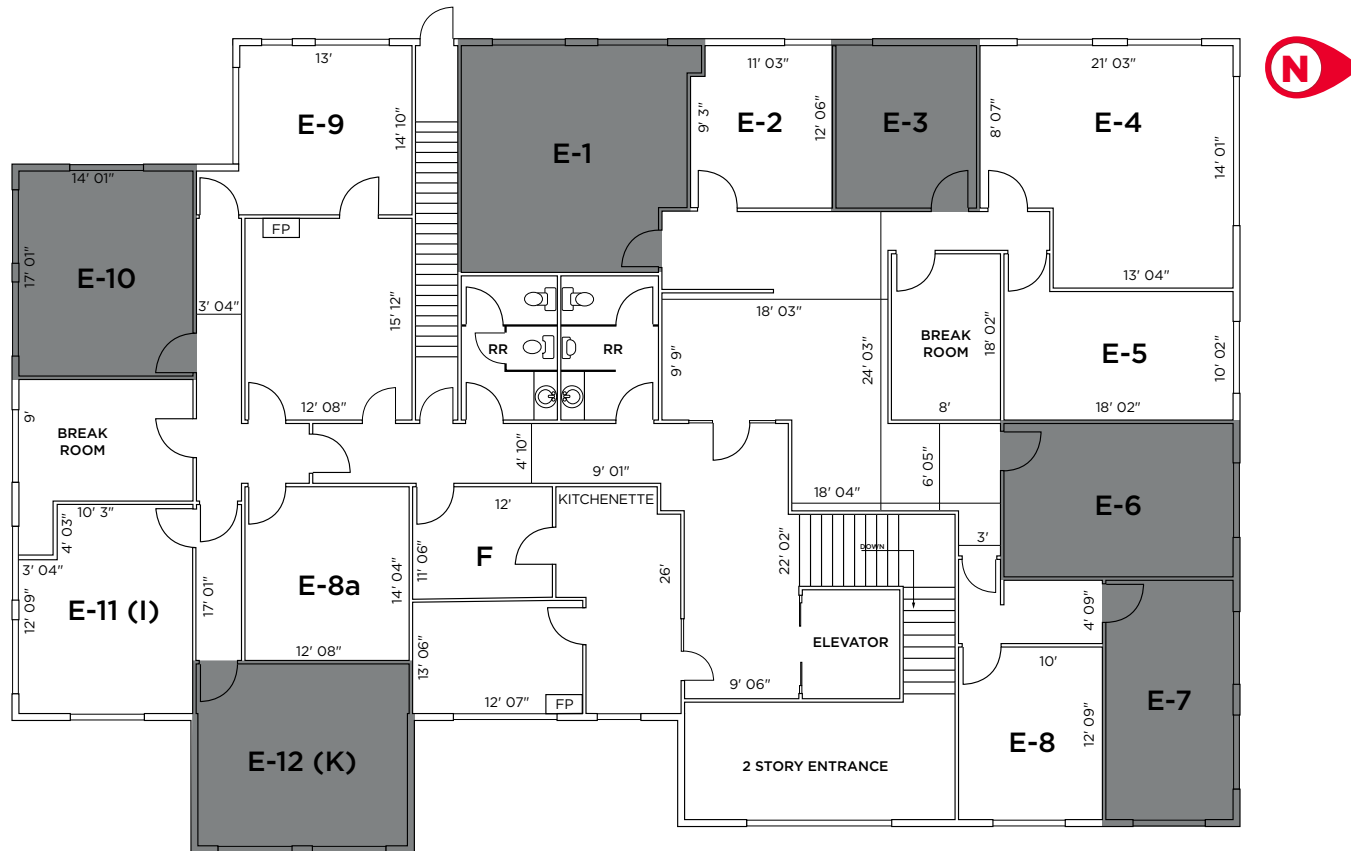
Professionally maintained commercial office condo located in one of West Greeley's most desirable business corridors. This efficient, well-designed space offers the perfect blend of visibility, accessibility, and comfort, making it an excellent fit for professional services, small firms, or growing businesses ready to elevate their presence.

Currently operated as executive suites, this office condo allows for an owner/user to occupy a portion of the space and lease the remaining offices to offset occupancy costs. The leases on the occupied offices are short-term, creating flexibility for an owner/user in need of all of the space to occupy the entire space by the end of 2026.

Enjoy the advantages of private ownership, ample parking, and convenient access to major arterials, dining, retail, and residential neighborhoods. With a functional layout suited for a variety of uses, this office condo provides a turnkey solution in a thriving commercial setting.

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# // FLOOR PLAN



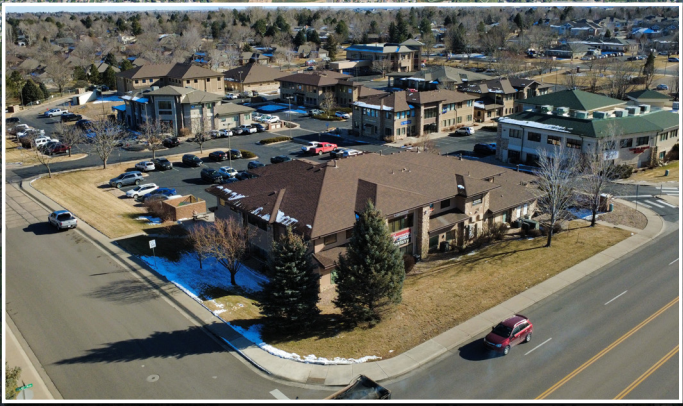
**2ND FLOOR LAYOUT**

**LEGEND**

LEASED	
UNIT	EXPIRATION
E-1	Month-to-Month
E-3	Month-to-Month
E-6	12/31/2026
E-7	Month-to-Month
E-10	10/31/2026
E-12 (K)	6/30/2026

# // VISUAL HIGHLIGHTS





BUS 34

47TH AVE

BUS 34

85

34

BUS 85



W 20TH ST 16,444 VPD

34 38,542 VPD



COMMUNITY PROFILE

117,846	42,179	\$103,210	33.4
2025 POPULATION	2025 HOUSEHOLDS (HH)	AVERAGE HH INCOME	MEDIAN AGE

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