

## 0.96 ACRES AVAILABLE FOR SALE

Sale Price: \$250,000 (\$6.00/SF)

### MOTIVATED SELLER

#### CORNER LOT AT THE GATEWAY TO FOX RUN PROFESSIONAL PARK

Strategically positioned at the entrance to Fox Run Professional Park, this prime corner lot offers exceptional visibility and accessibility. The location benefits from steady traffic flow and close proximity to a variety of retail, dining, and recreational amenities, making it ideal for professional or medical development.

The site is rough-graded and features curb, gutter, sidewalk, and a curb cut, ensuring convenient access and streamlined construction. All utilities are stubbed to the property, providing a ready-to-build opportunity in one of Greeley's most desirable commercial areas.

#### ZONING

[CL - Commercial Low Intensity](#)

#### POSSIBLE USES

- Medical Office
- Dental/Orthodontist
- Oral Surgeon
- Optometrist
- Dermatology
- General Office
- Child Care Center



# 1847 61<sup>ST</sup> AVENUE



HIGH PLAINS LIBRARY



ORTHOPEDIC & SPINE  
CENTER OF THE ROCKIES

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