813 8th ST
Greeley

DOWNTOWN GREELEY BUILDING FOR SALE OR LEASE

CBRE

THE OFFERING

This well-preserved, historic mixed-use property offers a compelling opportunity for both owner-users and investors looking to establish a presence in Downtown Greeley. Positioned in a highly trafficked area, the building benefits from strong visibility and consistent pedestrian activity generated by the dense concentration of nearby residents, businesses, and local amenities. An owner-user can operate their business from the property while also creating an additional income stream by leasing out the remaining space to complementary tenants.

Originally built in 1890, the two-story building totals approximately 10,750 square feet and is located within an Opportunity Zone and the City of Greeley's Commercial High Intensity (C H) zoning district. The property is well suited for a broad range of uses, including retail, food and beverage concepts, breweries or taprooms, fitness and studio space, showrooms, and professional office suites.

PRICE
$1,500,000
($140.00 SF)

BUILDING SIZE
10,750 S/F
(+1,500 SF BASEMENT)

LOT SIZE
0.132 AC
(5,750 SF)

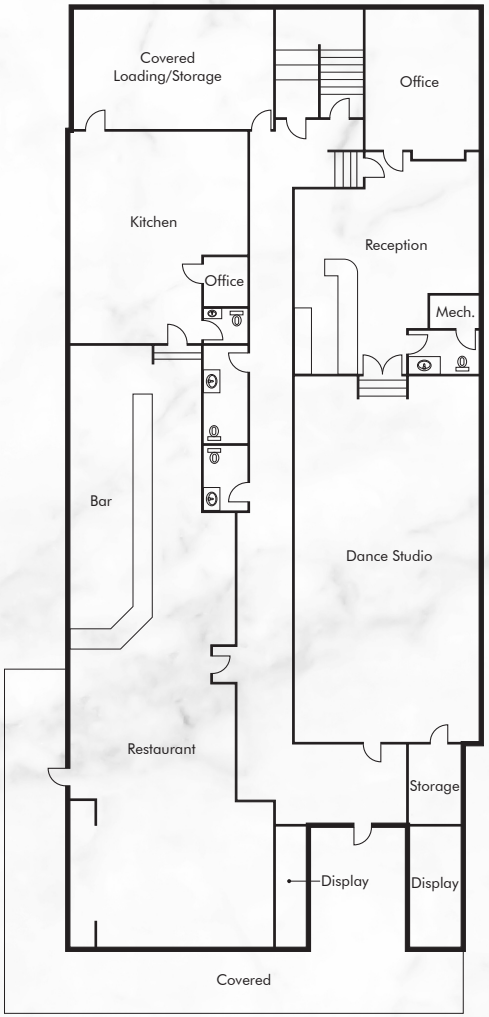
BUILDING SIZE

- **GROUND FLOOR:** 5,375 SF
- **SECOND FLOOR:** 5,375 SF
- **TOTAL SIZE: 10,750 SF**
- **BASEMENT:** + 1,500 SF
- **LOT SIZE:** 0.132 AC (5,750 SF)
- **YEAR BUILT:** 1890
- **STORIES:** 2 + Basement
- **ZONING: C-H:** Commercial High Density

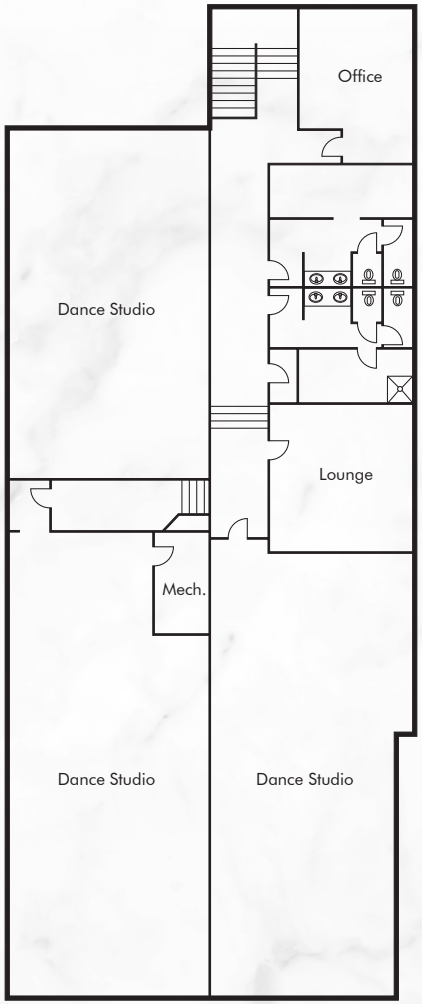
The property is currently improved with multiple tenant build-outs, including a brewery and a dance/fitness studio, but offers strong potential for repositioning or redevelopment. The ground floor includes brewery infrastructure with bar seating, dining area, and covered patio frontage along 8th Street, supporting future adaptive reuse or re tenanting.

The remainder of the building is configured with studio, office, and support spaces that can be reconfigured to accommodate a variety of commercial uses. Prominent storefront visibility along 8th Street and additional basement space for storage or back of house functions further enhance the asset's flexibility, making it well suited for an investor seeking value creation through redevelopment in a prime downtown location.

FLOOR PLANS



GROUND FLOOR



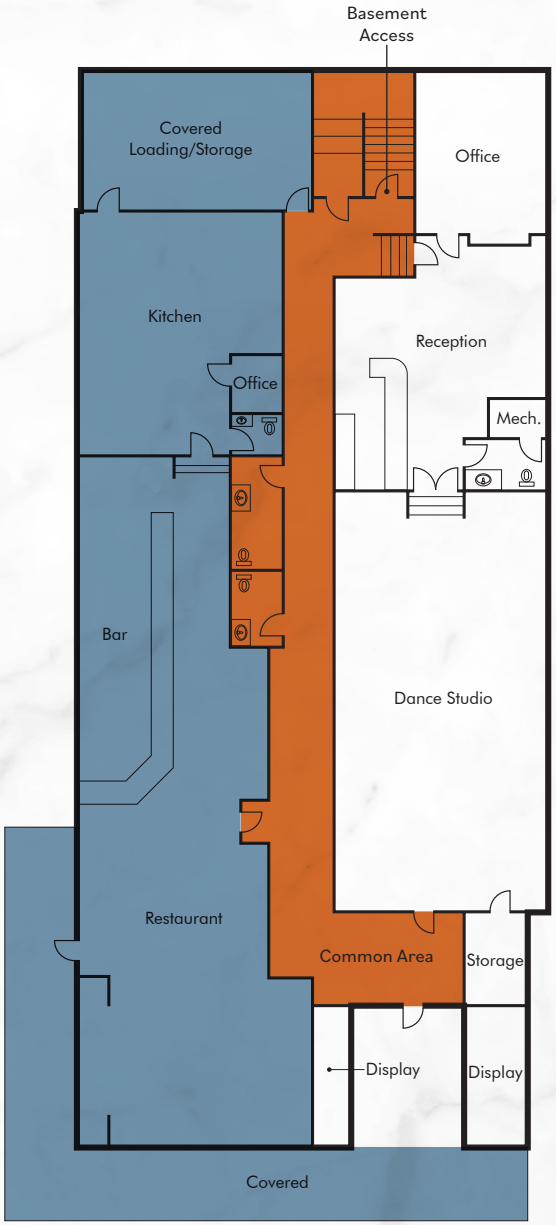
SECOND FLOOR

DOWNTOWN TAPROOM OR RESTAURANT OPPORTUNITY AVAILABLE FOR LEASE

Positioned as an end-cap, this 2,800 SF space comes equipped with an existing bar and dining area, plus the ability to add a kitchen. Tenants will also benefit from covered patio seating and a large basement ideal for storage or back-of-house use.

Incentives through the DDA may be available-reach out to the brokers for more information.

SPACE AVAILABLE	2,800 RSF
ASKING RATE	$14.00/SF NNN
NNN ESTIMATE	$6.70/SF



GROUND FLOOR

Common Area Available Space

DANCE IS WORK

location overview

market overview

Greeley is located within Weld County, one of the fastest growing regions in the country, benefiting from sustained population and economic expansion. Positioned approximately 50 miles north of Denver, the city offers convenient access to the greater Front Range, with Interstate 25 located just five miles west—supporting continued demand for commercial and residential development.

The area's economy is anchored by a long-standing agricultural foundation, including some of Colorado's earliest successful irrigation projects. Agriculture and agri-business remain major contributors today, as Weld County consistently ranks among the nation's leading agricultural-producing regions, providing long-term economic stability and diversification.

With a population exceeding 113,000 and continued growth trends, Greeley has experienced strong job creation and infrastructure investment. The market benefits from an attractive lifestyle, access to quality healthcare, and more than 300 days of sunshine annually—factors that continue to drive in-migration and support long-term real estate investment demand.

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