

MIXED USE BUILDING FOR SALE OR LEASE

922
8TH AVENUE

OWNER/USER PURCHASE OPPORTUNITY

GREELEY, COLORADO 80631



ArtWerx
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PRICE REDUCTION

This prime mixed-use building presents a unique opportunity to either live in the upscale residential apartment while leasing the ground-level retail/office space or operate your business in the commercial unit and rent out the apartment for passive income. Featuring high-end finishes, this property is located in the heart of historic downtown Greeley, offering excellent foot traffic and visibility. With thousands of residents and amenities within walking distance, it's an ideal blend of luxury living and business potential.

SALE PRICE: ~~\$1,151,500 (\$204.96/SF)~~
\$795,000 (\$120.91/SF)

BUILDING SIZE 6,575 SF
LOT SIZE 0.06 AC (2,526 SF)
STORIES 2 Stories with Finished Basement
ZONING C-H Greeley

[VIEW VIDEO TOUR](#)



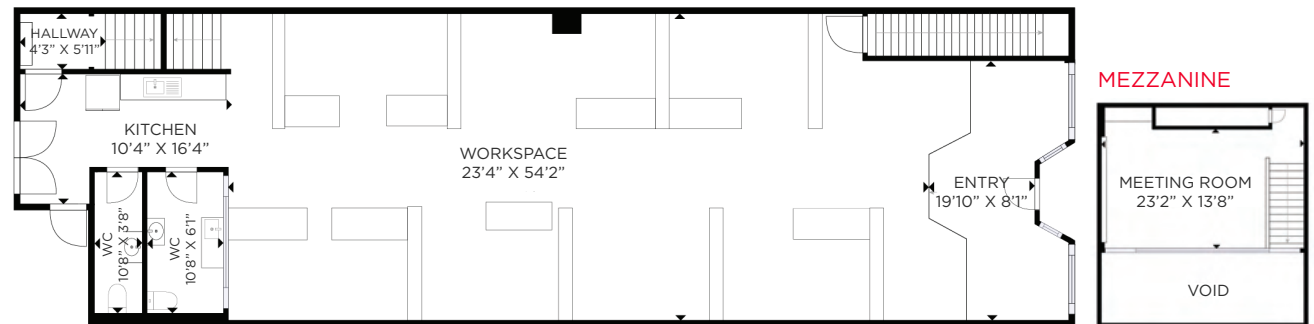
LOWER 2,075 SF
 MAIN 2,425 SF
 UPPER 2,075 SF
TOTAL 6,575 SF



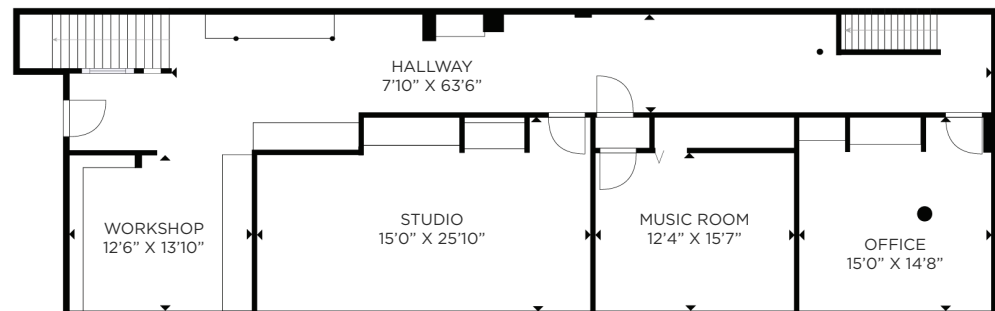
UPPER (2 BED/1 BATH LOFT STYLE APARTMENT)



MAIN (COMMERCIAL SPACE W/ HIGH CEILINGS & MEZZANINE)



LOWER (3 FINISHED OFFICES W/ WORKSHOP SPACE)



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PHOTOS

MAIN LEVEL



MAIN LEVEL



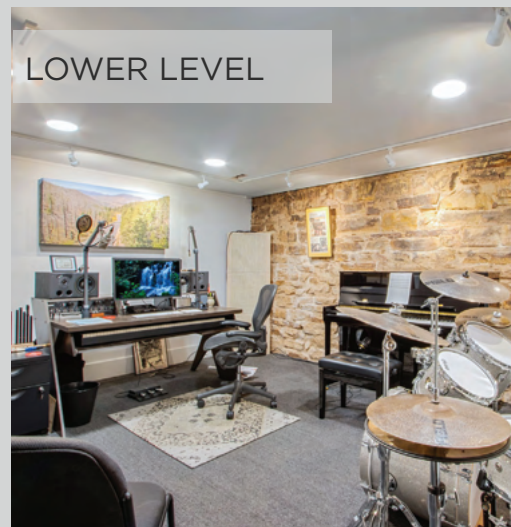
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



UPPER LEVEL



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PD-48915-V7



DEMOGRAPHICS

Avg. Household Income	\$74,939
3 Mile Population	76,601
3 Mile Households	26,615
Daytime Employment	34,321