

# 930

**8TH AVENUE**  
GREELEY, CO 80631

**\$815,000**  
**SALE PRICE**  
**REDUCED!**

**RETAIL**  
**FOR SALE**



**Single Tenant Investment  
Sale or Owner/User  
Opportunity**

**DENVER INFILL  
SPECIALISTS**



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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$815,000
Cap Rate:	7.8%
NOI:	\$63,573
Main Floor:	4,000 SF
Lower Level:	4,000 SF
Lot Size:	4,791 SF
Zoning:	C-H
2019 Taxes:	\$8,427

## PROPERTY OVERVIEW

Unique Properties is proud to present 930 8th Avenue which offers 4,000 square feet of prime retail/office space (+4,000 SF Lower Level) for sale to a qualified owner/user or investor. The property is located on a hard corner at the intersection of 8th Avenue and 10th Street in Greeley, CO. 930 8th Avenue would be a great fit for boutique retail, professional services, restaurant/café, education, religious, and many other uses.

## PROPERTY HIGHLIGHTS

- Immediate cash flow from current tenant with ability to renew or take the space back after 1.5 years
- Great visibility on a popular hard corner
- Full kitchen/café set up
- Prime location in the heart of Greeley
- Greeley ranks #6 in population growth since 2010 across the entire U.S.
- **TENANT:** Global Ed Solutions - Offers free online alternative education option for 6th-12th grade students for whom traditional education systems have not worked. Lease runs through 7/2022 with a renewal option.



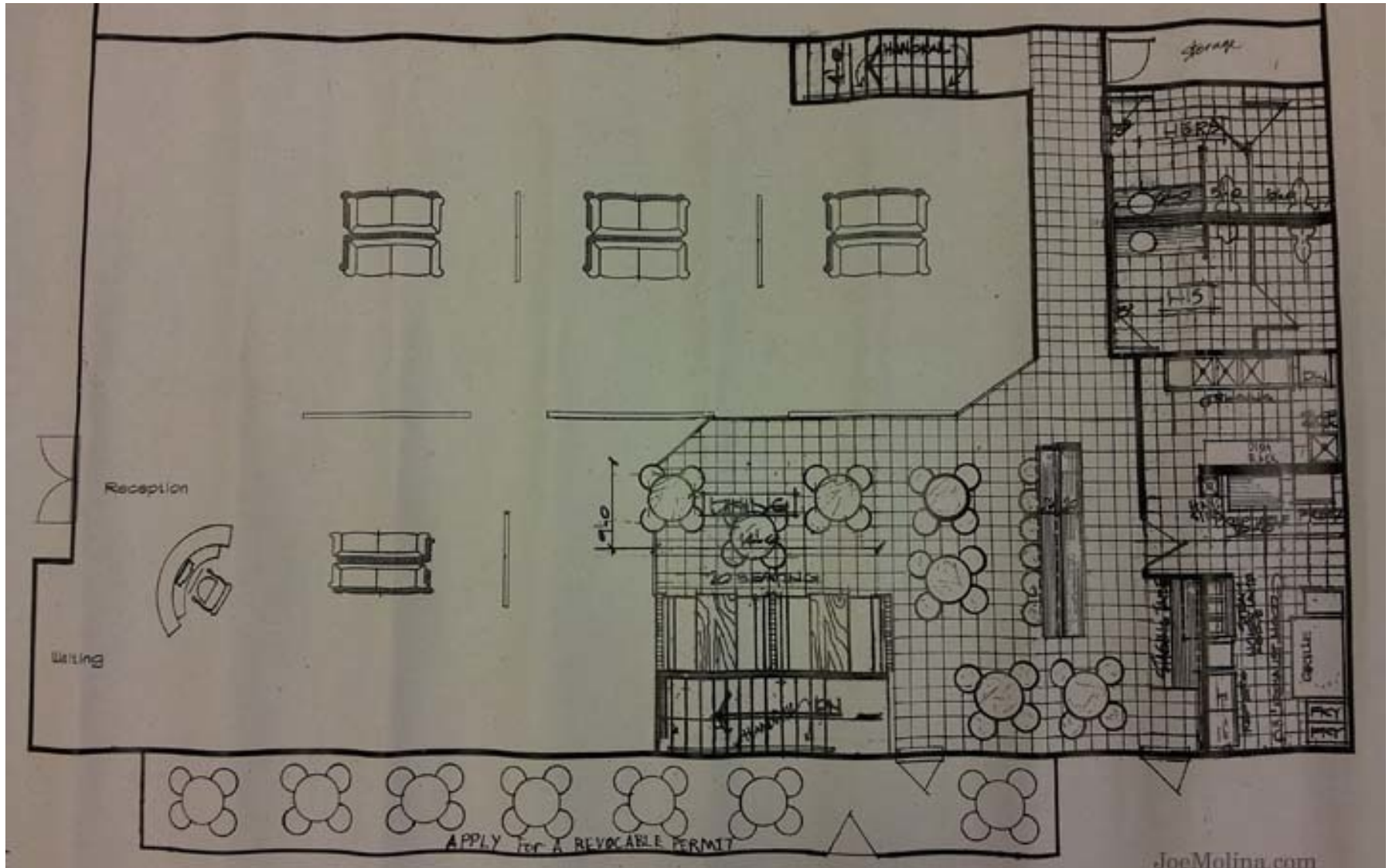
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# MAIN FLOOR PLAN



# MAIN FLOOR PHOTOS





# BASEMENT





AERIAL

