



waypoint  
REAL ESTATE

**WHEELER**  
Properties

**5220 20TH STREET**  
**GREELEY, COLORADO 80634**

Building Envelope

**12,000 SF**  
*approx.*

Sale Price

**\$420,000.00**

Price Per SF

**\$35.00 / BSF**

- Two Building Envelopes
- Infrastructure Completed
- Interior Park Area

- Directly Across from AIMs Community College
- Zoned Commercial Density Low
- Traffic Count: 15,992 VPD





# PROPERTY PHOTOS



AIMS COMMUNITY COLLEGE

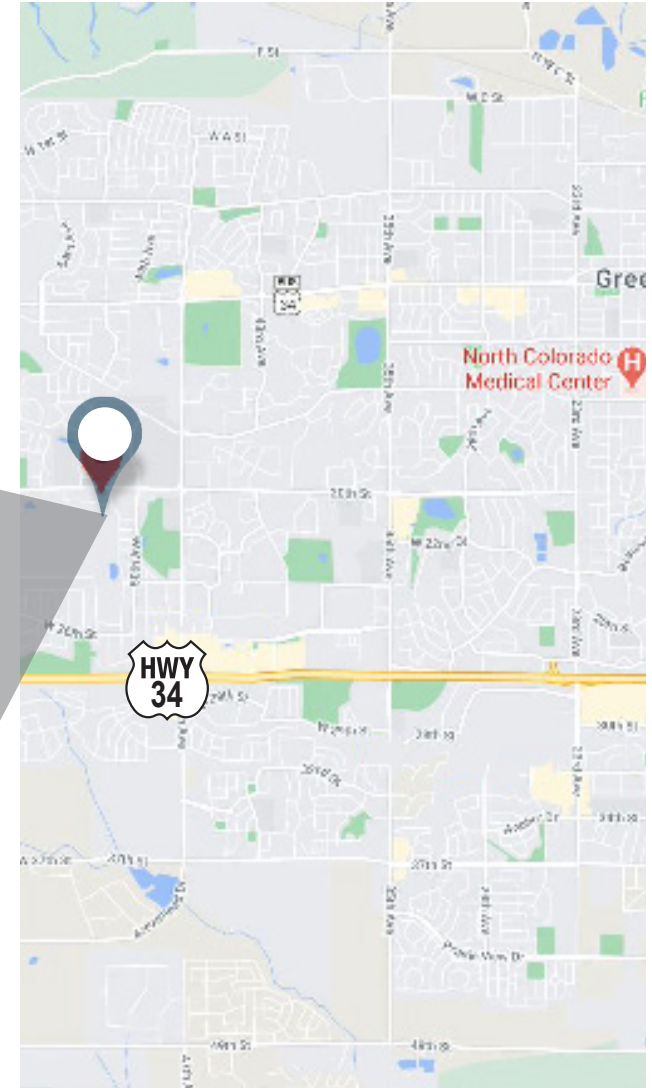
UNION COLONY SCHOOLS

Available  
6,254 SF BE

Available  
1.6 Acres



# AREA MAPS



Information contained herein is not guaranteed. Potential buyers and/or tenants are advised to verify all information. Price, terms and information are subject to change.

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