



908 11TH AVE
GREELEY, CO

Space Available:
3,600 SF

Lease Rate:
\$4,000/mo. gross

**HIGH DEMAND
RETAIL LOCATION**

RETAIL SPACE WITH HIGH EXPOSURE DISPLAY WINDOWS FOR LEASE

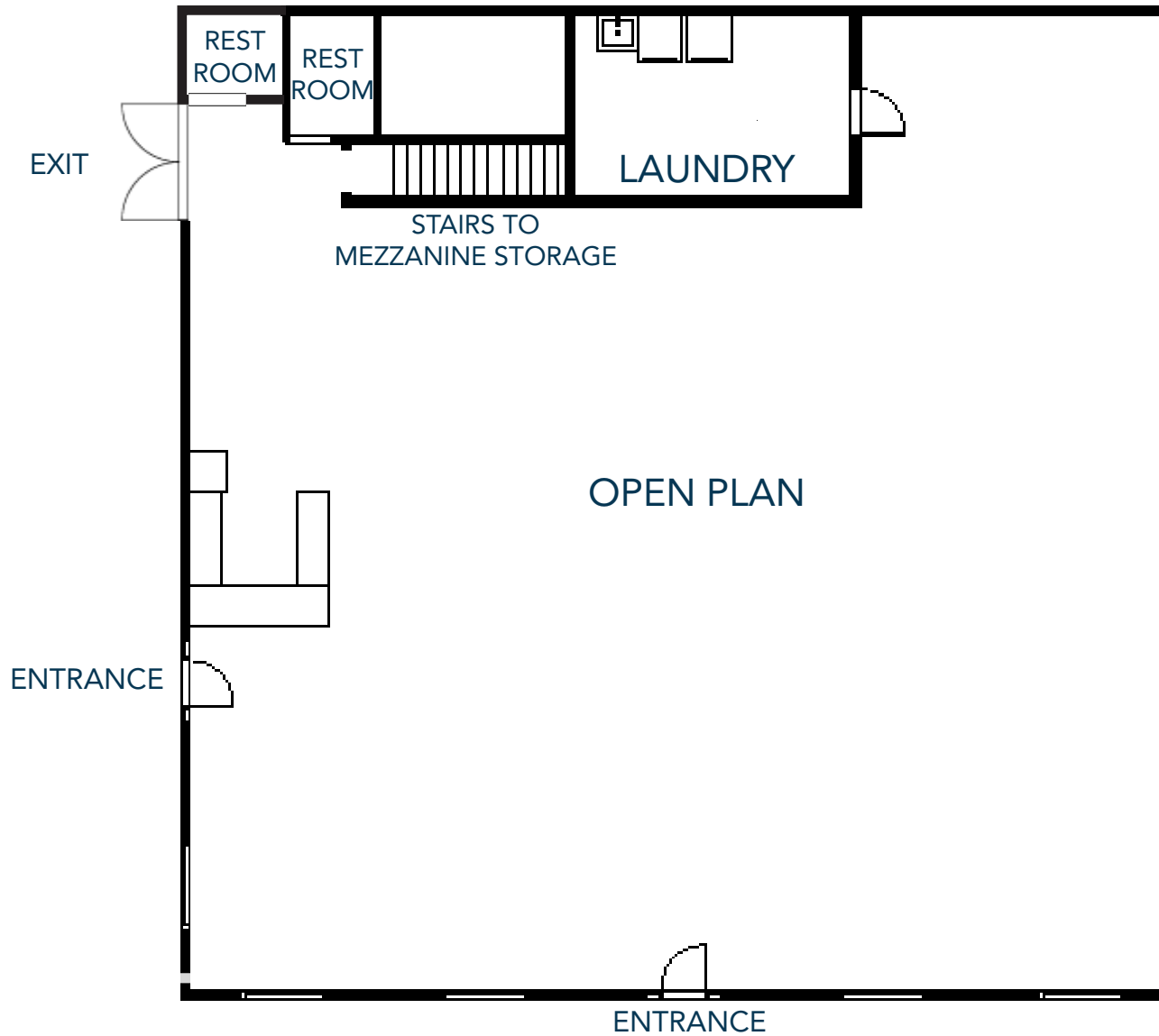
- Consists of a large open-plan retail space, laundry room, private restrooms and mezzanine storage
- Excellent frontage on 11th Avenue with easy access to Hwy 85
- Surrounded by restaurants, retail and lifestyle amenities
- Traffic count approx. 12,300 vehicles per day (2023)
- On-site and street parking
- Building signage



PROPERTY PHOTOS



PROPERTY FLOORPLAN



----- 11TH AVENUE -----

AREA MAP



CONTACT: Brian Smerud, CCIM • 970-415-0538 • bsmerud@waypointRE.com
Erik Caffee • 970-218-4284 • ecaffee@waypointRE.com



BRIAN SMERUD, CCIM / ERIK CAFFEE

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.