



908 11TH AVE
GREELEY, CO

| Space Available: | Lease Rate: | NNN Rate: | Sale Price: |
|------------------|-------------|-----------|-------------------------|
| 3,600 SF | \$12.00/SF | \$5.00/SF | \$630,000 (\$175/SF) |

**HIGH DEMAND
RETAIL LOCATION**

RETAIL SPACE WITH HIGH EXPOSURE DISPLAY WINDOWS FOR LEASE OR SALE

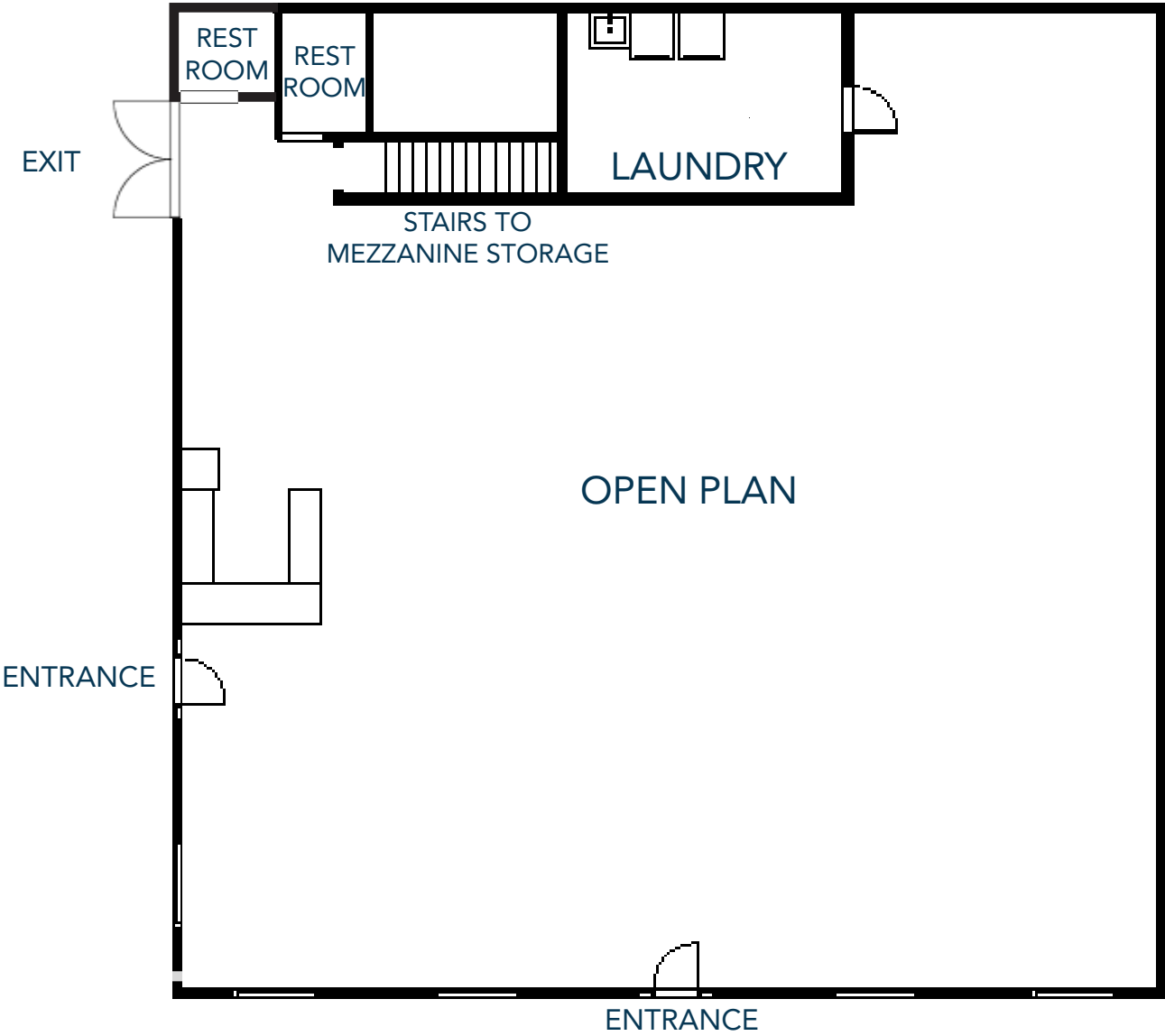
- Consists of a large open-plan retail space, laundry room, private restrooms and mezzanine storage
- Excellent frontage on 11th Avenue with easy access to Hwy 85
- Surrounded by restaurants, retail and lifestyle amenities
- Traffic count approx. 12,300 vehicles per day (2022)
- On-site and street parking
- Building signage



PROPERTY PHOTOS



PROPERTY FLOOR PLAN



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

AREA MAP



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