



822 8th St
Greeley, CO

Commercial-Retail
BUILDING FOR
SALE
\$3,950,000



CALL NOW
970-381-8475

SUMMARY

This 34,750 SF commercial retail building is located in Greeley, CO. The building includes several offices and three separate shop areas with street parking in front. The property is near 8th Avenue just to the west. This property is ideal for a variety of retail uses including: department store, furniture showroom, sporting goods, home improvement, electronics retailer, clothing store, grocery or specialty food market, fitness center, restaurant, and many other retail operations.

Great stand alone retail building.

PROPERTY DESCRIPTION

- SF: 34,750
- ZONING: Commercial-Retail
- FRONTING: 8th St
- LOT: Flat
- SHAPE: Rectangular
- SERVICES: City of Greeley
- Stand Alone Building

PROPERTY HIGHLIGHTS

- In the Greeley downtown business district
- Excellent location,
- Good ingress/egress
- Paved lot
- Small yard area
- Located in Weld Enterprise Zone



822 8th St , Greeley, CO

- Greeley ranked 3rd in Colorado as top economic signal city in 2025
- Weld County leads Colorado in population growth (2023-2024)
- Located in heart of DJ-Niobrara Oil & Gas Formation
- Greeley serves as key economic indicator for Colorado Front Range
- Strategic location in one of Colorado's fastest-growing regions



Parcel View



Interior Retail Area

