

**FOR SALE OR LEASE
BANK / OFFICE / RETAIL BUILDING**

New Pricing



1212 9TH STREET, GREELEY, CO 80631

**SALE PRICE @ \$295,000 or LEASE OPPORTUNITY @ \$1,500/month + utilities
(\$6.34 /sf + util.) – requires 3-year lease and qualified user**

Building SF: 2,840 sf

Parking/Site: 1.3 acre site with large parking area and covered drive-up

Zoning: C-H: Commercial High Intensity

Year Built/Construction: 1973. Brick building. Slab on grade construction.

Property Details: Former bank branch office and drive-up facility located on high traffic street in downtown Greeley. Property has excellent drive-through circulation, superb onsite parking, and fully operational drive-through lanes. Grounds and parking are landscaped and well maintained. Newer HVAC and complete membrane roof. Building ready for quick occupancy by new user.