

3350 23rd Avenue

EVANS, COLORADO 80620



Sale Price:
\$394,650.00

Price per SF:
\$6.00

- High Traffic Commercial Area
- Traffic Count: 22,250/per day
- Access from 23rd Avenue
- Zoned Commercial
- Easy access to Highway 34
- Located near Sonic, Sam's Club, Walmart, Palomino's, Human Bean and McDonald's.



**Size: ±1.51 Acres
(65,775 SF)**

Wheeler Properties, Inc.
1130 38th Avenue, Suite B
Greeley, CO 80634
Office: 970-352-5860

WHEELER
Properties

Jessica Florez:
CP: 970-545-0709

Ron Randel:
CP: 970-590-6222

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