5220 20th Street

GREELEY, COLORADO 80634

Sale Price: \$420,000.00 Price per SF =\$35/BSF **Building Envelope: ±12,000 SF**



• Infrastructure Completed

Interior Park Area

- Directly Across from AIMS
- Zoned Commercial Low Density
- Traffic Count 15,992 vpd

• 12 miles to 25



• 2 miles to





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

Ron Randel - CP: 970-590-6222

WHEELE **Properties**



Waypoint Real Estate

125 S Howes St, Ste 500 Fort Collins, CO 80521 Office: 970-632-5050

Brian Smerud - CP: 970-415-0538

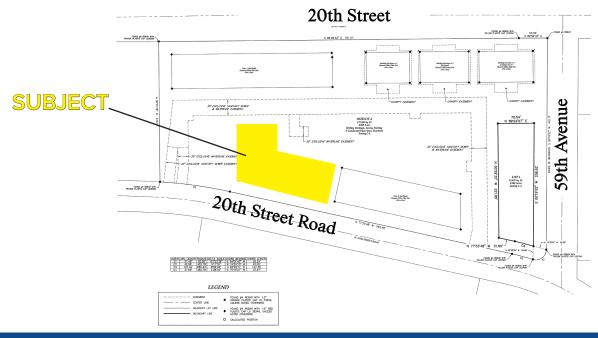
SUBJECT: 5220 20th Street



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THIRD REPLAT OF PINNACLE OFFICE PARK SUBDIVISION

Being a Replat of Tract 4, Second Replat of Pinnacle Office Park Subdivision Located in the North Half of Section 15, Township 5 North, Range 66 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado



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