5220 20th Street

GREELEY, COLORADO 80634

Sale Price: $480,000.00

2 Building Envelopes:
Envelope #1: ±5,700 SF
Envelope #2: ±6,300 SF

Price per SF = $40/BSF

- 2 Building Envelopes
- Landscaped Island
- .75 Acre Feet Dedicated Water Rights per Building
- Across from AIMS Community College
- Zoned Commercial Low Density
- 20th St Traffic Count 19,950 vpd
- 12 miles to I-25
- 2 miles to 34

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

Ron Randel - CP: 970-590-6222
Jessica Florez - CP: 970-545-0709

WHEELER Properties

waypoint REAL ESTATE

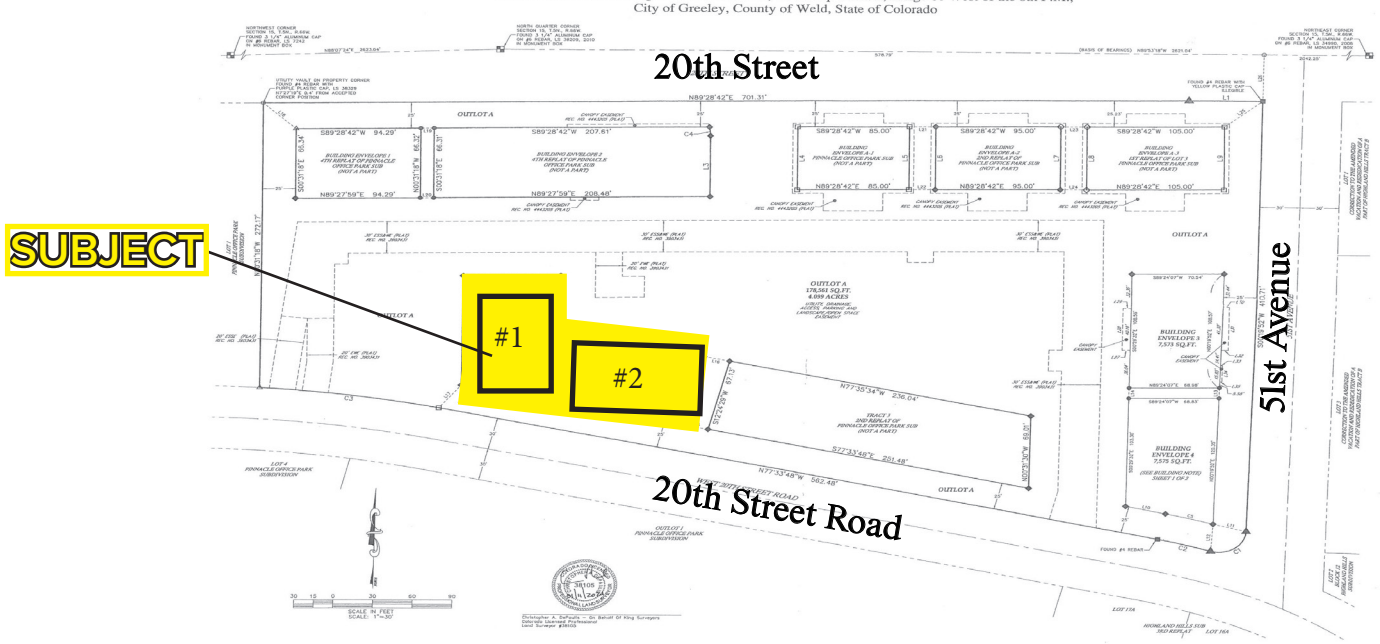
Waypoint Real Estate
125 S Howes St, Ste 500
Fort Collins, CO 80521
Office: 970-632-5050

Brian Smerud - CP: 970-415-0538

SUBJECT:
5220 20th Street

FIFTH REPLAT OF PINNACLE OFFICE PARK SUBDIVISION

A Replat of Lot 1, Third Replat of Pinnacle Office Park Subdivision, and Outlot A, Fourth Replat of Pinnacle Office Park Subdivision,
Situate in the Northeast Quarter 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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