

# 5220 20th Street

GREELEY, COLORADO 80634



Sale Price: \$420,000.00

Price per SF = \$35/BSF

Building Envelope: ±12,000 SF

- 2 Building Envelopes
- Infrastructure Completed
- Interior Park Area

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

- 12 miles to
- 2 miles to



20th Street



20th Street Road



**WHEELER**  
Properties

1130 38th Avenue, Suite B • Greeley, CO 80634  
WheelerPropertiesInc.com • 970-352-5860

Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.



# SUBJECT: 5220 20th Street

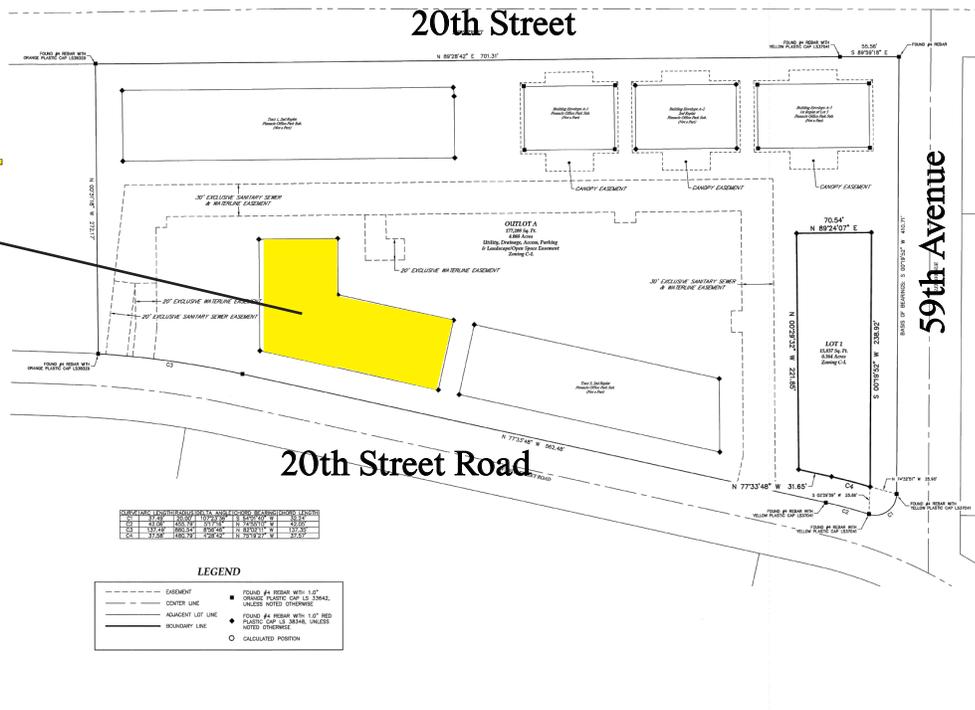


4407352 - 2nd Edition 2 of 3  
 01/11/2017 10:00 AM  
 11/15/2016 10:00 AM

## 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

**SUBJECT**



**WHEELER**  
Properties

1130 38th Avenue, Suite B • Greeley, CO 80634  
 WheelerPropertiesInc.com • 970-352-5860

Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.

