

617 6th Street

GREELEY, COLORADO 80631



Sale Price: \$3,650,000

Price per SF=\$102.20

Building SF: ±35,714 SF

Total Land SF: 1.690 Acres
or ±73,649 SF

Building 1

- Office/Warehouse
- ±8,200 SF
- Commercial Dock Hi Floors

Building 2

- Cold Storage/Warehouse
- ±10,450 SF
- Commercial Dock Hi Floors

Building 3 & Garage

- Storage/Warehouse
- ±16,128 SF
- 39' X 24' Garage - ±936 SF

Augmented Irrigation Water Rights: Three (300 Gal/Min Wells=900 Gal/Min Total) On-Site Irrigation Wells With Augmentation Plan.



Downtown Greeley

6th Street

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

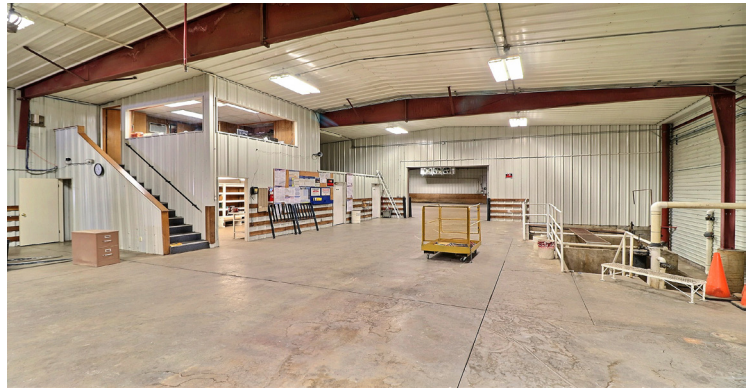
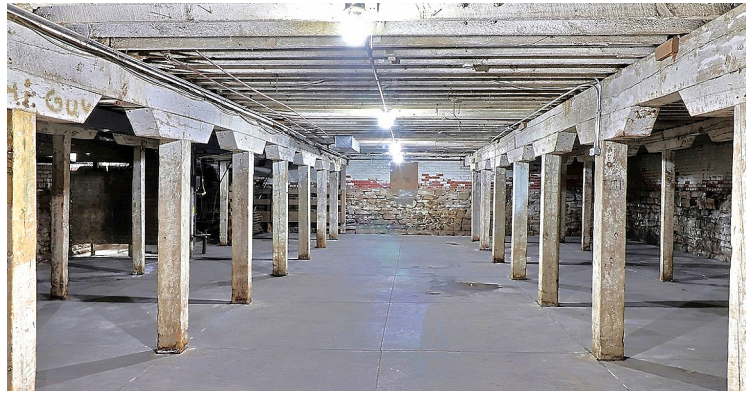
Ron Randel - CP: 970-590-6222

WHEELER
Properties



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

Brian Smerud - CP: 970-415-0538



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