

# 11701 W 24th St

GREELEY, COLORADO 80634



**Lease Rate: Call Broker**

**Size: ±8,139 SF**

- 2 Newly Constructed Building Shells
- Each side is divisible to 1,300 or 3,900 SF
- Tenant Can Select the Interior Design Finishes
- 2 Separate Drive Thrus - One for each building
- Perfect Location for a Restaurant, Coffee Shop or Bank
- Traffic Count: 12,000 VPD
- Near the Pepsi Beverages Company Distribution Center
- Effortless Access to Highway 34 & SH 257
- Zoned: Commercial



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

Jessica Florez -  
CP: 970-545-0709



**PB Roche**  
2030 35th Avenue  
Greeley, CO 80634  
Office: 970-356-6900

Dane Roche  
Dillon Roche

# 11705 W 24th St

GREELEY, COLORADO 80634

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**Interior View of Building Shell**



**South Building  
Drive Thru Lane**



**Interior View of  
Building Shell**



**North Building  
Drive Thru Lane**

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