

1335 8th Ave
Greeley, CO

FOR SALE



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STEP
COMMERCIAL



Property Notes:

Built in 1959, this approx. 8,900-square-foot commercial building sits on a 0.23 acre lot in one of downtown Greeley's most walkable, established business districts. The flexible layout suits retail, studio, gallery, or mixed commercial use, with solid mid-century construction and generous square footage throughout. A strong opportunity for an owner-user or investor looking to make their mark in Greeley's revitalized downtown core.

Sale Price:	\$1,300,000
Building Size:	Approx. 8,900 SF
Lot Size:	0.23 Acres
Parking:	6 Spaces



Location Description

Located in the heart of downtown Greeley, 1335 8th Avenue puts you in the center of the city's historic and cultural district. Downtown Greeley is known for its walkable streets, independent shops, art galleries, and local restaurants, anchored nearby by the Tointon Gallery and a strong community of working artists. The area draws steady foot traffic from residents, University of Northern Colorado students and staff, and visitors attracted to the district's shopping, dining, and arts events. With easy access to major roadways connecting to the greater Weld County area and the Front Range, the location offers both small-town charm and strong regional connectivity an ideal setting for a business that benefits from visibility and community engagement.

Property Highlights

- Approx. 8,900 SF commercial building
- 0.23 Acre lot
- Built in 1959 — solid mid-century construction
- Prime downtown Greeley location
- Flexible layout: retail, studio, gallery, or mixed commercial use
- High-visibility, walkable business district
- Close proximity to local shops, dining, and downtown foot traffic
- Ideal for owner-user or investor
- Strong upside in a revitalizing downtown corridor







Ingress/Egress





Take the next Step

Contact US



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