

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# INDUSTRIAL LAND FOR SALE

1060 N. 11th Ave., Greeley, CO 80631



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Located along the northeast edge of Greeley just north of H Street, this parcel is located between N. 8th Avenue and N. 11th Avenue, just minutes off Highway 85. The parcel offers flat topography and supports a wide range of uses. There are currently four structures on the property that will likely need to be razed prior to improvement of the land. This property presents a unique opportunity for owner/users and investors alike.

<b>Land Size:</b>	13.85± Acres
<b>Zoning:</b>	IM (Industrial Medium)
<b>City/County:</b>	Greeley / Weld
<b>Parcel #:</b>	080332000008
<b>Taxes:</b>	\$5,137 (2019 est.)
<b>Curb Cut:</b>	N. 11th Avenue

**For Sale at \$1,180,693.80 (\$1.95/SF)**

## Fuller Real Estate

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## Jason Russ

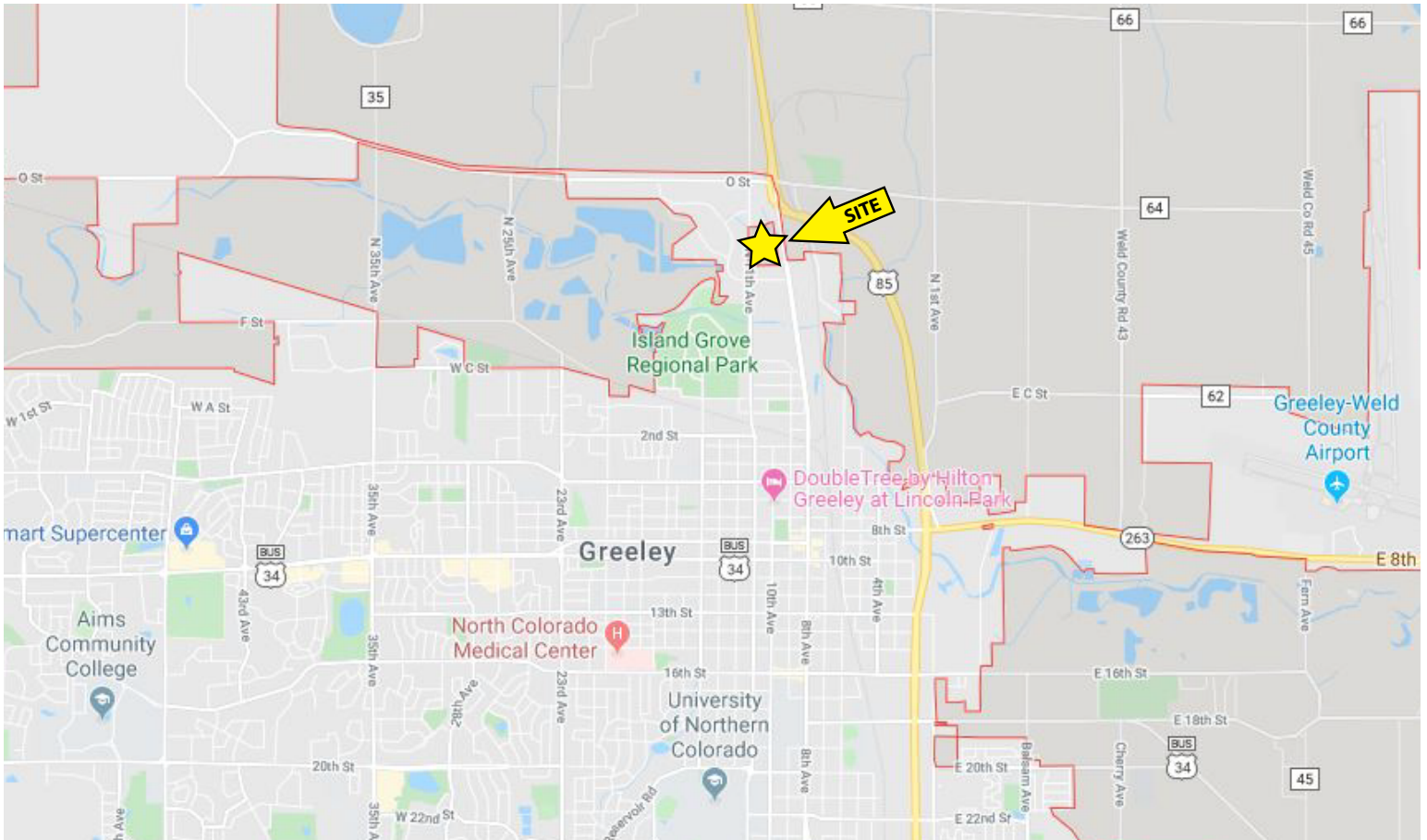
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View of northbound N. 11th Avenue. The subject property is on the right.



View from N. 11th Avenue.



View from N. 8th Avenue.