

FOR SALE OR LEASE
1822 9TH STREET
GREELEY, COLORADO 80631



TURN-KEY AUTO BODY SHOP

PRICE REDUCED



RETAIL / FLEX BUILDING FOR SALE OR LEASE | OWNER-USER OPPORTUNITY
SALE PRICE: ~~\$1,500,000~~ \$1,375,000 (INCLUDING EQUIPMENT)
LEASE RATE: \$16.00/SF NNN

1822 9th Street in Greeley is a 5,742 SF freestanding warehouse building located along one of Greeley's main thoroughfares. This building benefits from high visibility and easy accessibility, ensuring a steady flow of customers. This property is a great opportunity for an owner user.

PROPERTY HIGHLIGHTS

- Turn-key for automotive use.
- Reference page 3 for complete equipment list included in purchase.
- Fenced yard - can fit up to 9 vehicles.
- Four 10' OH doors and five 12' OH doors with drive-thru capability.

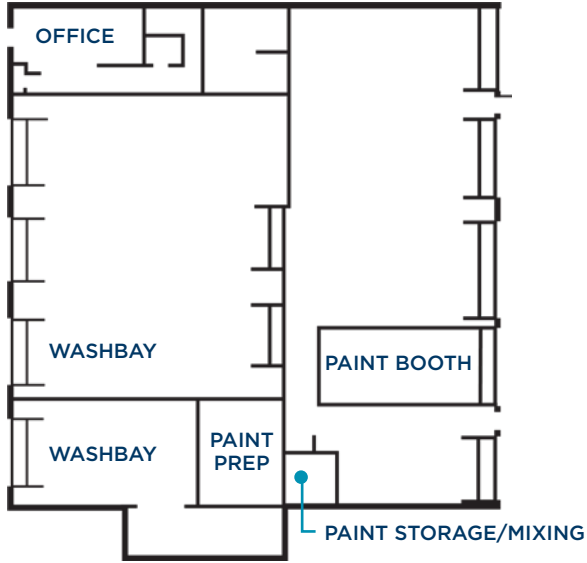
PROPERTY FEATURES

Building Size	5,742 SF
Parcel Size	0.93 Acres (40,511 SF)
Parking	17 Surfaces Spaces
Occupancy	Single
A/C & Furnace	2019
LED Lights	2017
Roof/Gutters	2019/2020

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FLOOR PLAN



LOBBY



OFFICE



PAINT BOOTH



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SERVICE GARAGE

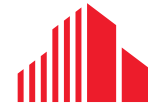


EQUIPMENT LIST

Frame Machine	Black Hawk World Rack Lift	Down Draft Paint Booth	Binks Drive Through
Measuring System	Shark Measuring System	Air Make up With Heat	Bonanza Brand
Welder	ProSpot I4 Spot Welder	Air Dryer	BelAire Brand
Welder	ProSpot SP5- DP Welder	Clip and Retainer Station With Computer	With Inventory
Welder	ProSpot Aluminum Welding Station	Appliances/Office Furniture	TV's, end tables, Refrigerator, microwave, etc
Printer	HP LaserJet Pro 200 Color MFP	Security System	Night owl
Printer	HP LaserJet Pro MFPM227DW	Fire Separating Doors (2)	Atlas Door Corp
Dent Puller	Dent Fix Hammerhead DF 595ii	Air Compressor	Sullivan-Pallatek Screw Type Air Compressor
Pulling, Tool Board	Unibody Repair System	Fire Suppression System	Fire Suppression System
Sanding Machine	Mirka Dustless Sanding Machine	Truck Bed Dolly	Innovative Brand
Cutter	Hypertherm Plasma Cutter	Paint Stands	Innovative Brand (6)
Oxygen Acetylene	Oxygen Acetylene Tank	Part Carts	Innovative Brand (3)
Shelving	3 Tier Industrial Shelving Unit	Scaffolds	2
Shelving	3 Tier Industrial Shelving Unit	Ladders	Gorilla Ladders (2)
Shelving	4 Tier Industrial Shelving Unit	Misc. Stands	Multiple
Office Chairs	Rolling Desk Charis (4)	Full Frame Clamps System	Set of 4 with Cart
Office Chairs	Front Waiting Area Chairs (3)		

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**CUSHMAN &
WAKEFIELD**

SELLER FINANCING AVAILABLE!

*Subject to Seller's Review and Approval of Buyer's Financials



**Seller Financing Available
for Qualified Buyer**



5 Year Maturity



25% + down



25 Year AM



6% Interest Rate

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	Demographics			CoStar, 2023		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
2023 Population	20,372	85,324	136,204			
2028 Proj. Population	20,372	85,324	136,204			
2023 Households	6,898	29,143	46,427			
2023 Avg. HH Income	\$58,299	\$63,760	\$75,855			
Daytime Employment	10,785	36,381	50,308			

CONTACT

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