



FOR SALE - MEDICAL/OFFICE INVESTMENT

# 2021 Clubhouse Drive

2021 CLUBHOUSE DRIVE

Greeley, CO 80634

PRESENTED BY:

**BILL REILLY**

O: 970.488.3193

C: 970.566.3481

bill.reilly@svn.com

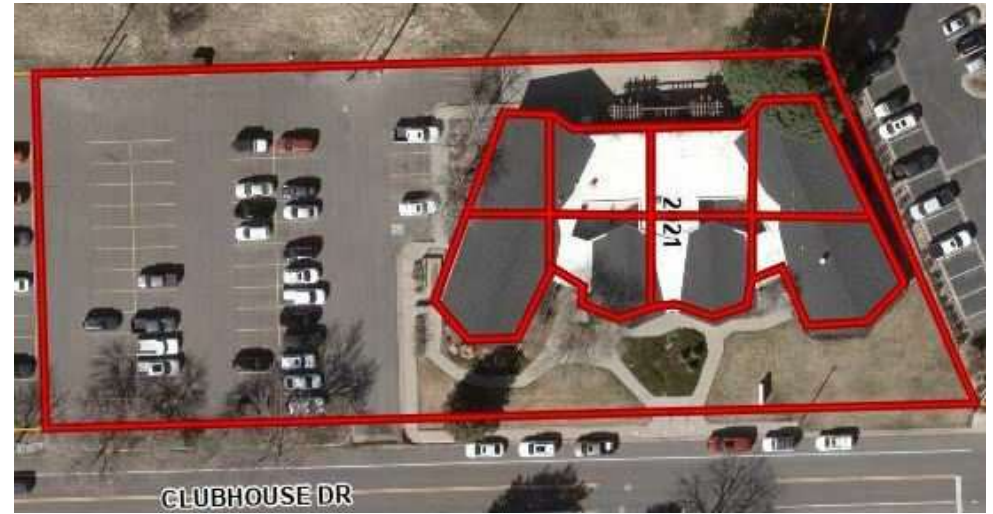
SUBJECT PROPERTY

2021 Clubhouse Dr





## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,600,000
<b>BUILDING SIZE:</b>	18,147 SF
<b>LOT SIZE:</b>	1.2 Acres
<b>PRICE / SF:</b>	\$143.27
<b>YEAR BUILT:</b>	1962
<b>RENOVATED:</b>	2019-2023
<b>CAP RATE:</b>	Contact <b>Bill Reilly for Financials</b>

## PROPERTY OVERVIEW

The previous Condominiumization of the property created 8 units, providing a potential value-add opportunity for future owners to demise the building and cater to smaller tenants.

### Tenant Lease Expirations

**Sears Real Estate:** December 31, 2031

**Smile Doctors:** October 30, 2025

**Sublease - Colorado Early Education:** August 31, 2028

## PROPERTY HIGHLIGHTS

- Beautiful Class A office finishes
- New Roof 2019
- New Parking Lot 2020
- Situated in the area of Greeley experiencing the quickest rate of growth

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# HIGHLAND HILLS GOLF COURSE



**HIGHLAND HILLS**  
GOLF COURSE  
Top Championship  
Golf Course Since 1964

**SUBJECT PROPERTY**  
2021 Clubhouse Dr

**Smile Doctors** **SEARS**  
REAL ESTATE **Colorado Early Education Network**

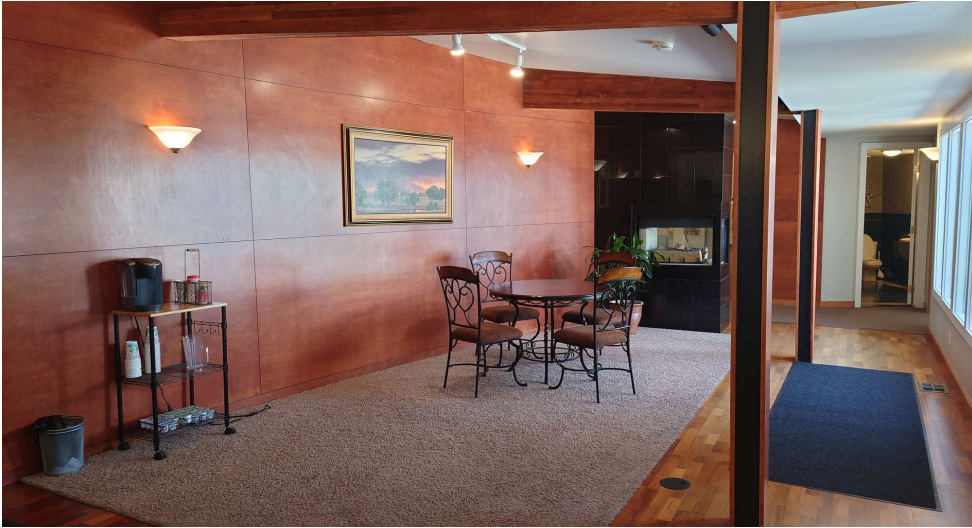
**BILL REILLY**

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TENANT: SEARS REAL ESTATE



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## TENANT: SEARS REAL ESTATE



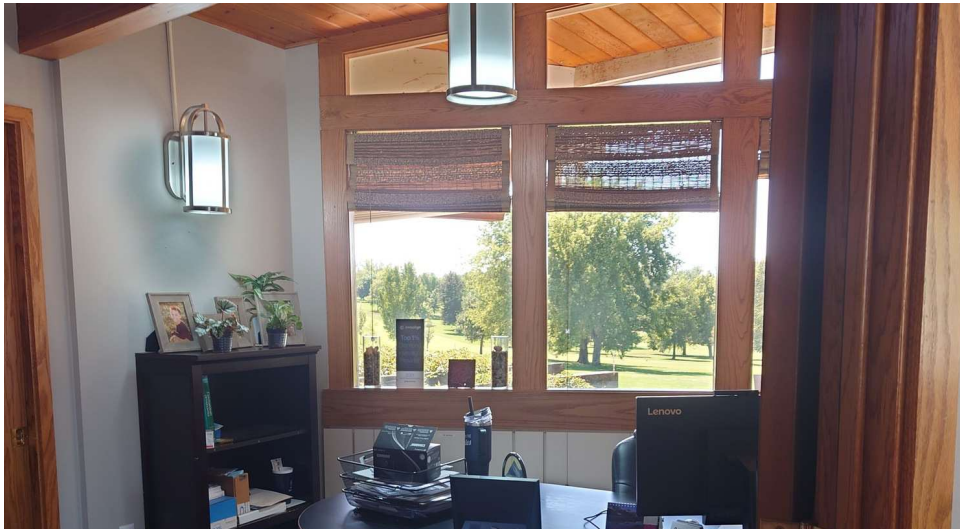
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# TENANT: SMILE DOCTORS

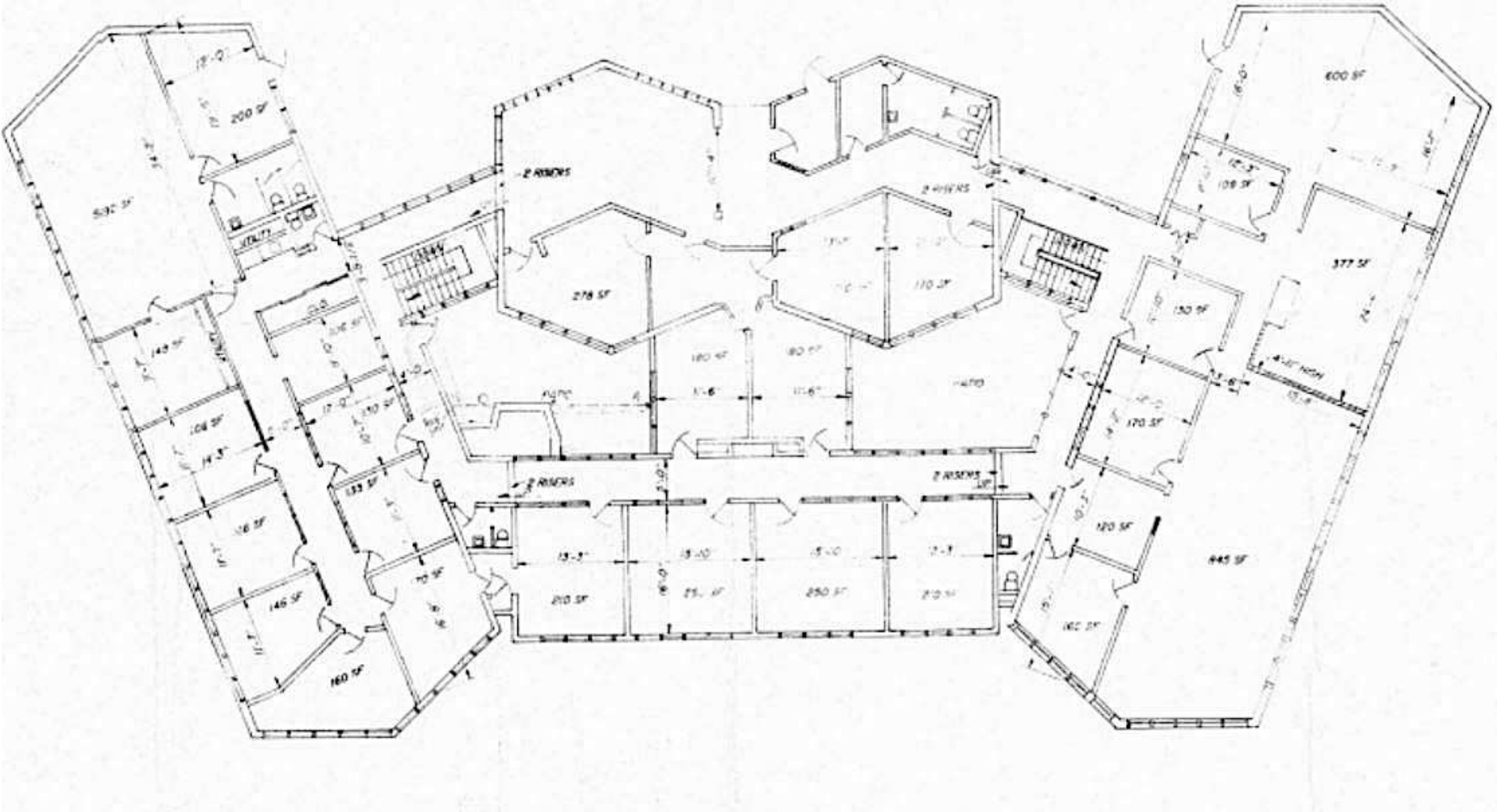


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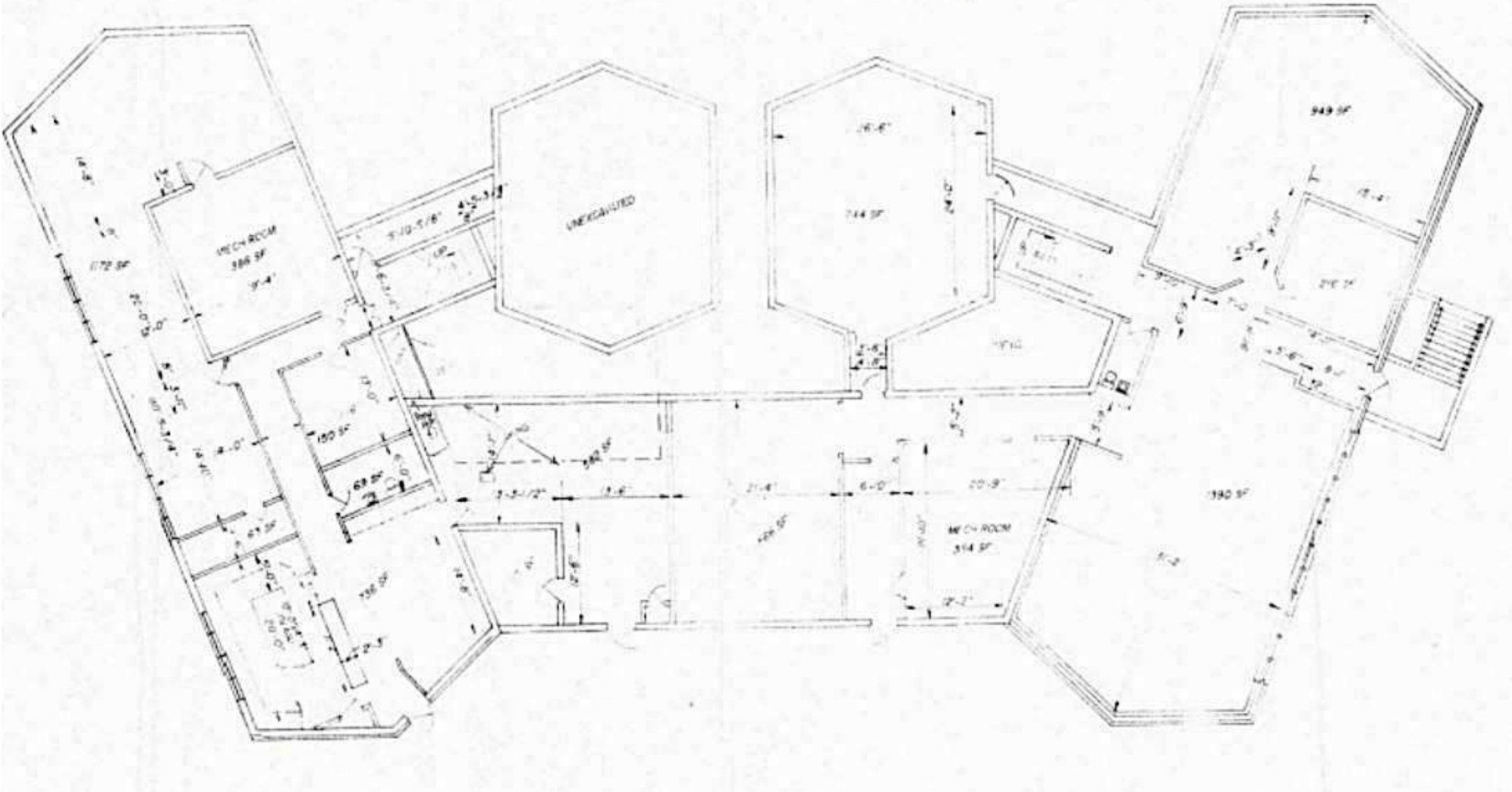
# FLOOR PLAN - 1ST FLOOR



**BILL REILLY**  
O: 970.488.3193 | C: 970.566.3481  
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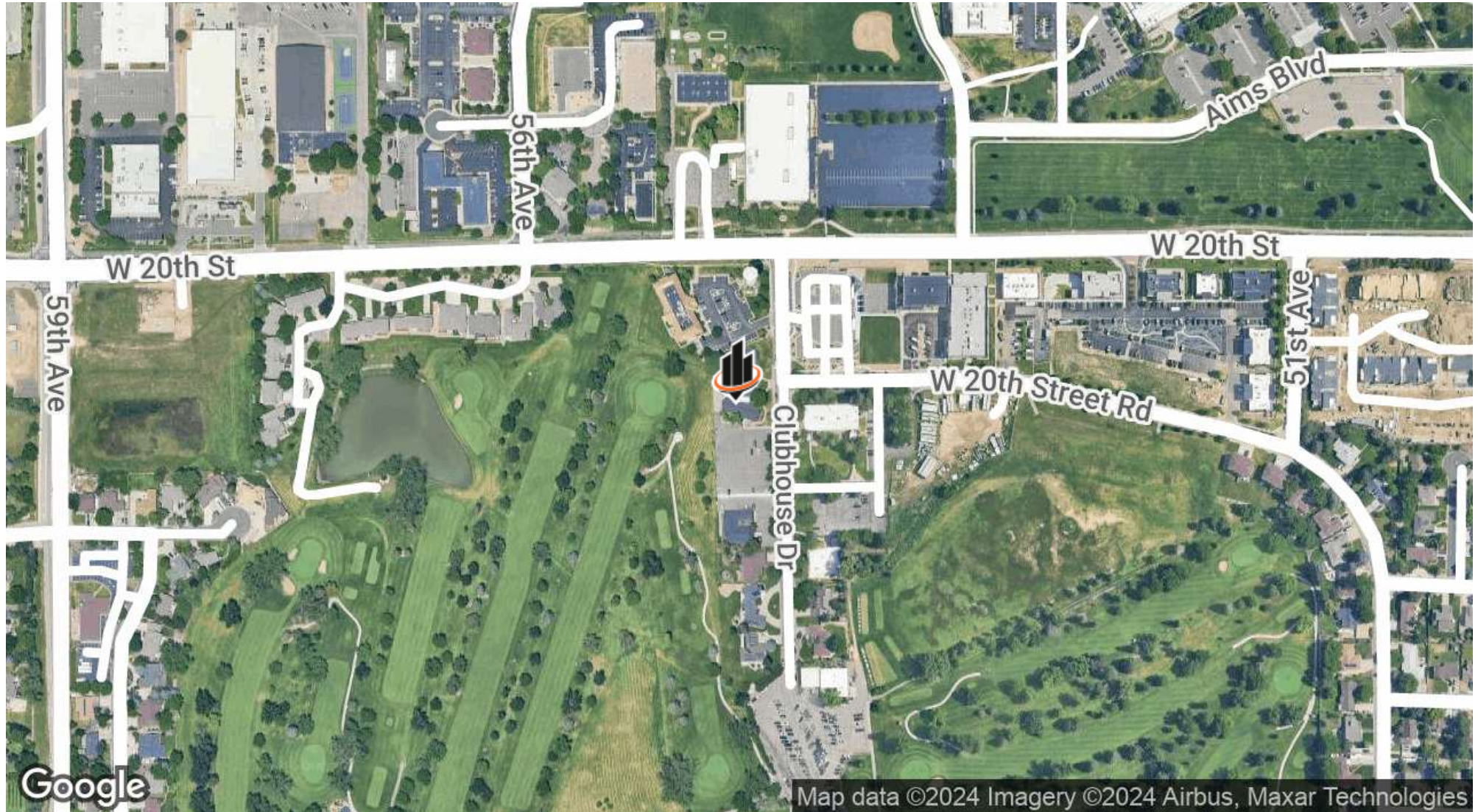
# FLOOR PLAN - BASEMENT



**BILL REILLY**  
O: 970.488.3193 | C: 970.566.3481  
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# LOCATION MAP



**BILL REILLY**

O: 970.488.3193 | C: 970.566.3481

bill.reilly@svn.com



# RETAILER MAP



**BILL REILLY**

O: 970.488.3193 | C: 970.566.3481

bill.reilly@svn.com



# DEVELOPMENT MAP



**BILL REILLY**

O: 970.488.3193 | C: 970.566.3481

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