



# 2021 BATTLECREEK DRIVE

Suite B1 | Fort Collins, CO 80528

**SINGLE TENANT NNN LEASE INVESTMENT OPPORTUNITY**



**2,294 SF CONDO AVAILABLE FOR SALE**





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## PROPERTY OVERVIEW

UC Health occupied office condo available for sale featuring eight exam rooms with plumbing, reception area, two private restrooms, kitchenette, breakroom, private offices and storage areas.

## HIGHLIGHTS

- Building Signage
- Ample Parking
- Wheelchair Accessible
- Turn-key Medical Office

## SALE PRICE

\$770,000

## NOI

\$56,989.20

## CAP RATE

7.4%

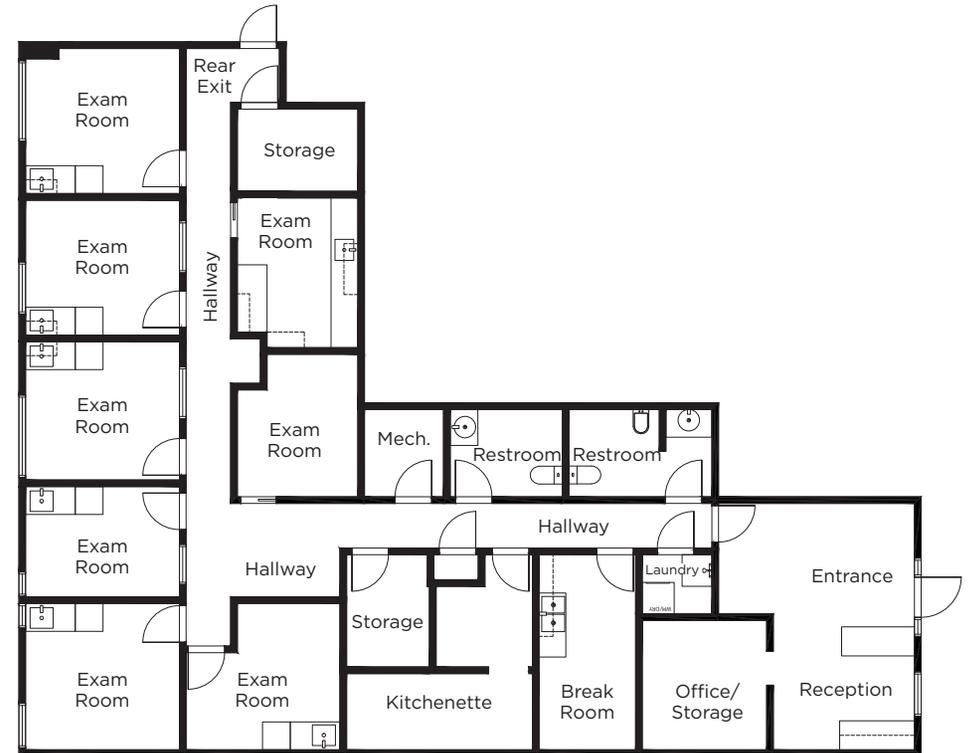
## LEASED TO

[MDVIP](#)

## SUBTENANT

[UC Health](#)

LEASE YEAR	NOI
1/1/2023-1/1/2024	\$49,698.24
1/1/2024-1/1/2025	\$54,018.19
1/1/2025-1/1/2026	\$56,989.20
1/1/2026-1/1/2027	\$60,123.60
1/1/2027-1/1/2028	\$63,430.40





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## CONTACTS

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