

SALE / LEASE
1647 E 18th Street

SUITE B FOR LEASE

Loveland, CO 80538

PRESENTED BY:

COBEY WESS

O: 970.691.1140

cobey.wess@svn.com

CO #100024581

WESLEY PERRY

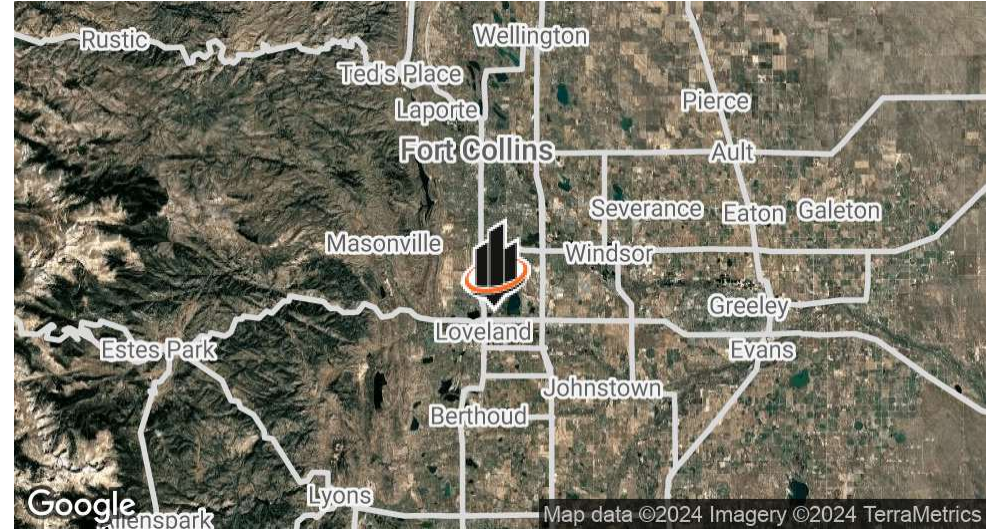
O: 970.222.5572

wesley.perry@svn.com

CO #FA.100091594

E 18th Street

PROPERTY SUMMARY



SALE/LEASE

SALE PRICE (ENTIRE BUILDING): \$975,000

SUITE B AVAILABLE FOR LEASE: 2,865 SF
 \$14.00 PSF/YR NNN
 NNN = \$10.30 includes utilities

BUILDING SIZE: Suite A (leased) 1,775 SF
 Suite B (available) 2,865 SF
 TOTAL 4,640 SF
 Basement Bonus 1,000+ SF

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PROPERTY DESCRIPTION

Excellent opportunity for an investor or an owner user to purchase a building that includes income from an already leased unit. Currently there is a dentist in Suite A and Suite B is available to lease or occupy.

PROPERTY HIGHLIGHTS

- Opportunity to Lease or Purchase
- Suite A occupied by a dental practice, Suite B is available to lease or occupy
- Single story office buiding with large parking lot, 20 spaces
- Adjacent to Banner Mckee Medical Center and numerous medical offices
- Immediate possession available (Suite B)
- Furniture and Equipment available

BUILDING INFORMATION

BUILDING DETAILS

YEAR BUILT	1983
FREESTANDING WITH PARKING LOT	Single Story
LOT SIZE	.42 Acres
ROOF	Asphalt, age unknown
BUILDING MATERIALS	Wood joists, 2x4 walls, wood trusses
INTERIOR PAINT	Recent both units
DRIVEWAY	Asphalt
EXTERIOR	Full Brick
FURNACE (3 UNITS) FORCED AIR GAS	Suite B - Crawl space units 2012 and 2018, Armstrong Suite A - age unknown
AIR COOLING	Suite B - Two Units serving A 1983 Rheem (still in working order) Suite A - AC Units, 2011 Armstrong
WATER HEATER (GAS, QUICK RECOVERY)	Two, 50 gallon, 2008 and 2009
IRRIGATION SYSTEM	Yes

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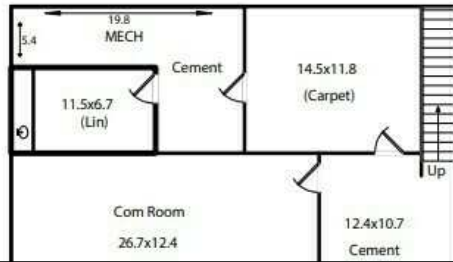
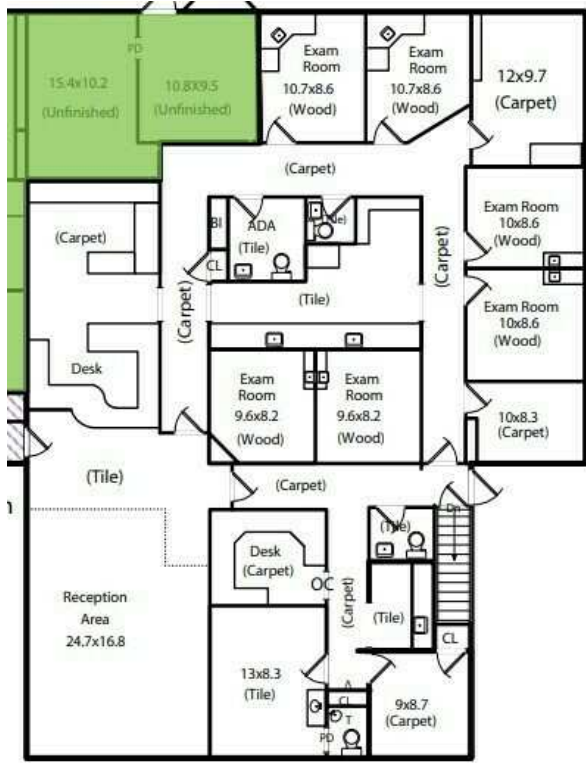
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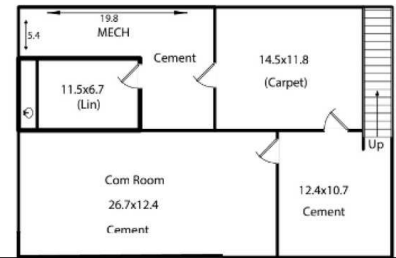
SPACE DETAILS

SUITE A - LEASE	Tenant - Dr. Richards (Dentist)
SIZE	1,775 RSF
TERM	December 1, 2010 - December 1, 2025
CURRENT RATE	\$17.75 psf NNN
2024 NNN	\$10.30 psf
OPTIONS	2 - 5 year options at 3% annual escalations
NOTES	Tenant looking to sell business and extend lease.
SUITE B - LEASE	Vacant
SIZE	2,865 RSF
REMODELED 2022	Upgraded flooring, countertops, paint
BUILT OUT WITH MEDICAL EXAM ROOMS	
BASEMENT	1,000 SF +/- Access for both units. Currently used as storage

FLOOR PLANS



FOR LEASE Suite B: 2,865 SF (not including basement)

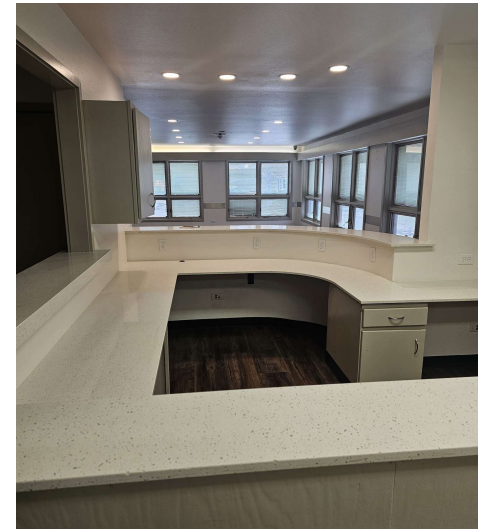
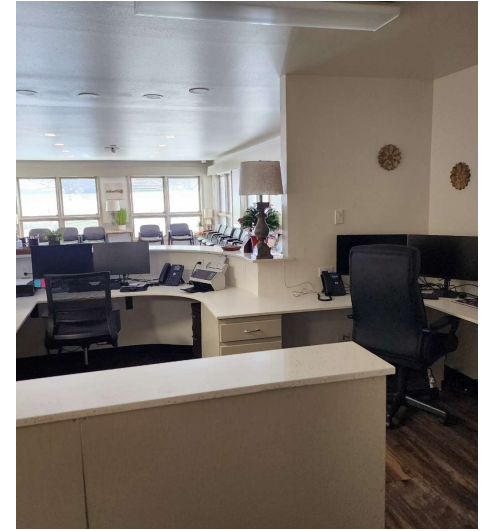
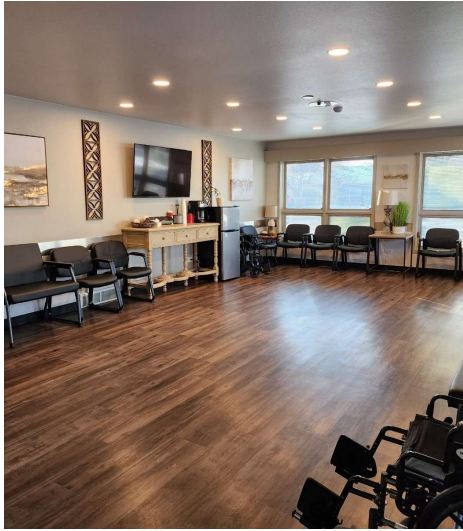


FOR SALE Entire Building

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

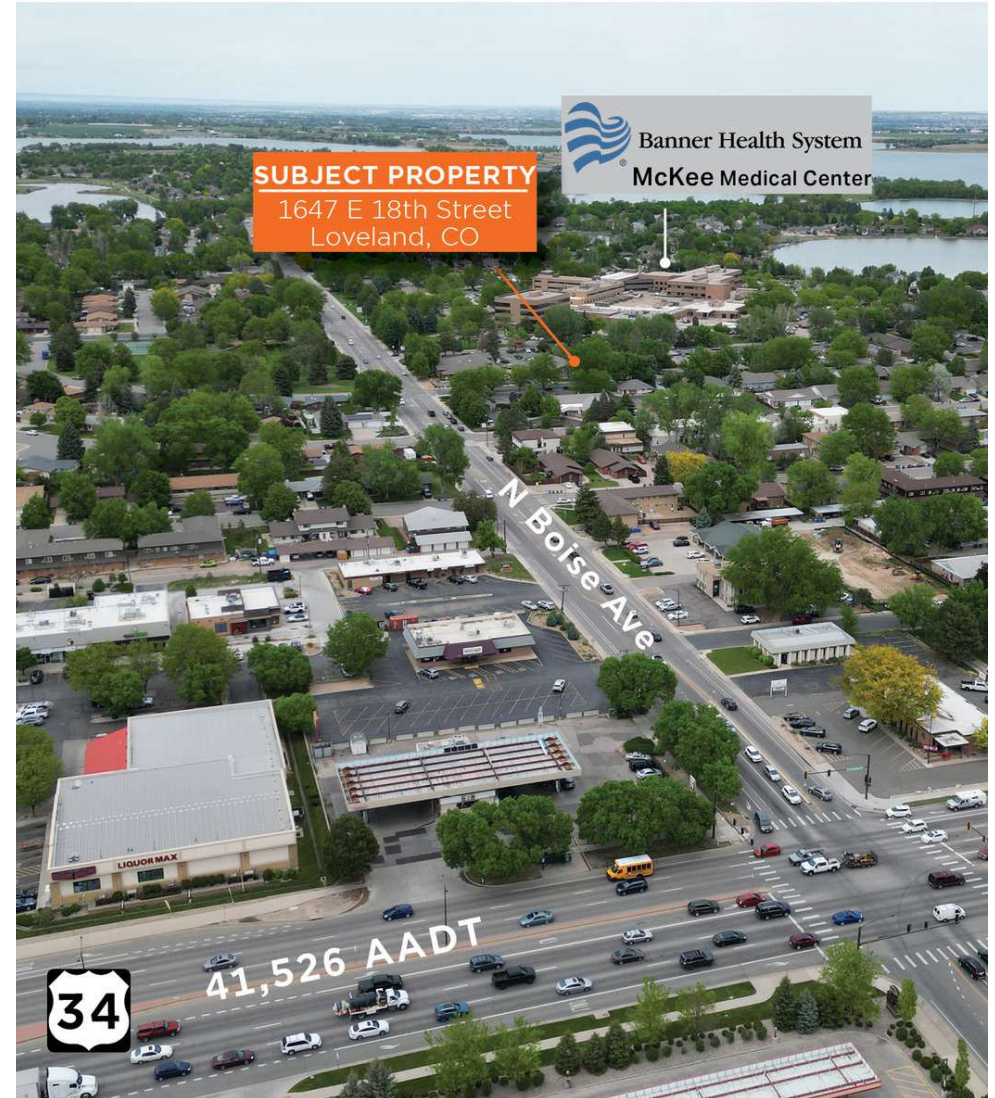
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,453	3,420	8,081
AVERAGE AGE	41	43	43
AVERAGE AGE (MALE)	40	42	42
AVERAGE AGE (FEMALE)	42	44	44

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	630	1,494	3,476
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$87,716	\$87,849	\$92,051
AVERAGE HOUSE VALUE	\$508,187	\$491,108	\$517,019

Demographics data derived from AlphaMap



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