



Banner Health System
McKee Medical Center

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): \$1,025,000
(\$220 PSF)

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

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

1647 E 18TH STREET | Loveland, CO 80538

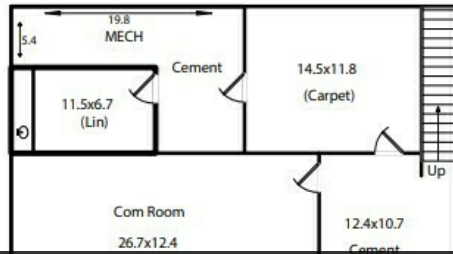
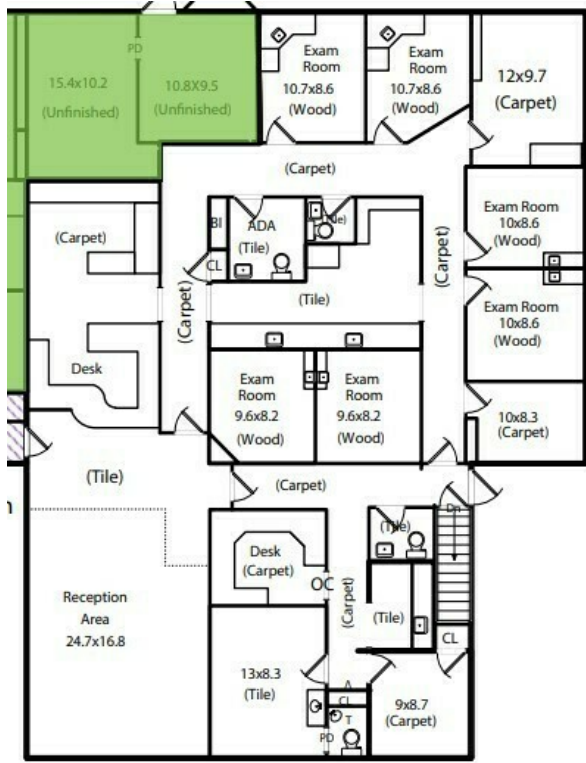
PROPERTY DESCRIPTION

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 building 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

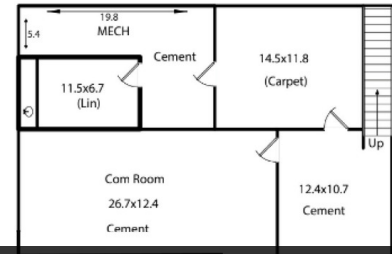
FLOOR PLANS



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



Key
 CO = Open Casing
 PD = Pocket Door
 CL = Closet
 wwwwww = Accordion Doors



FOR SALE Entire Building

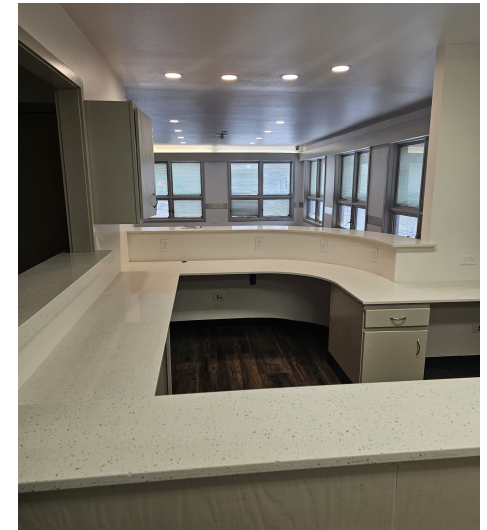
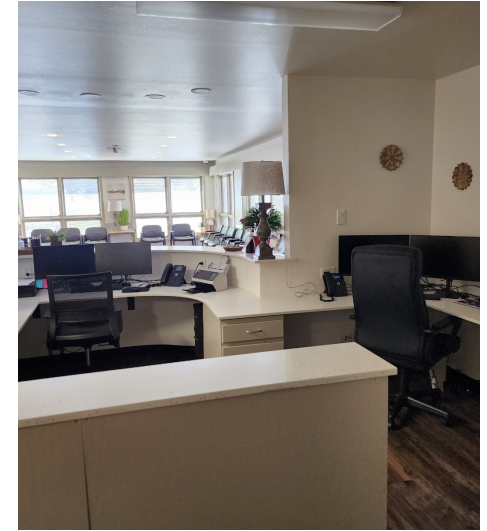
COBEY WESS

O: 970.691.1140
 cobey.wess@svn.com
 CO #100024581

WESLEY PERRY

O: 970.222.5572
 wesley.perry@svn.com
 CO #FA.100091594

ADDITIONAL PHOTOS



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

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

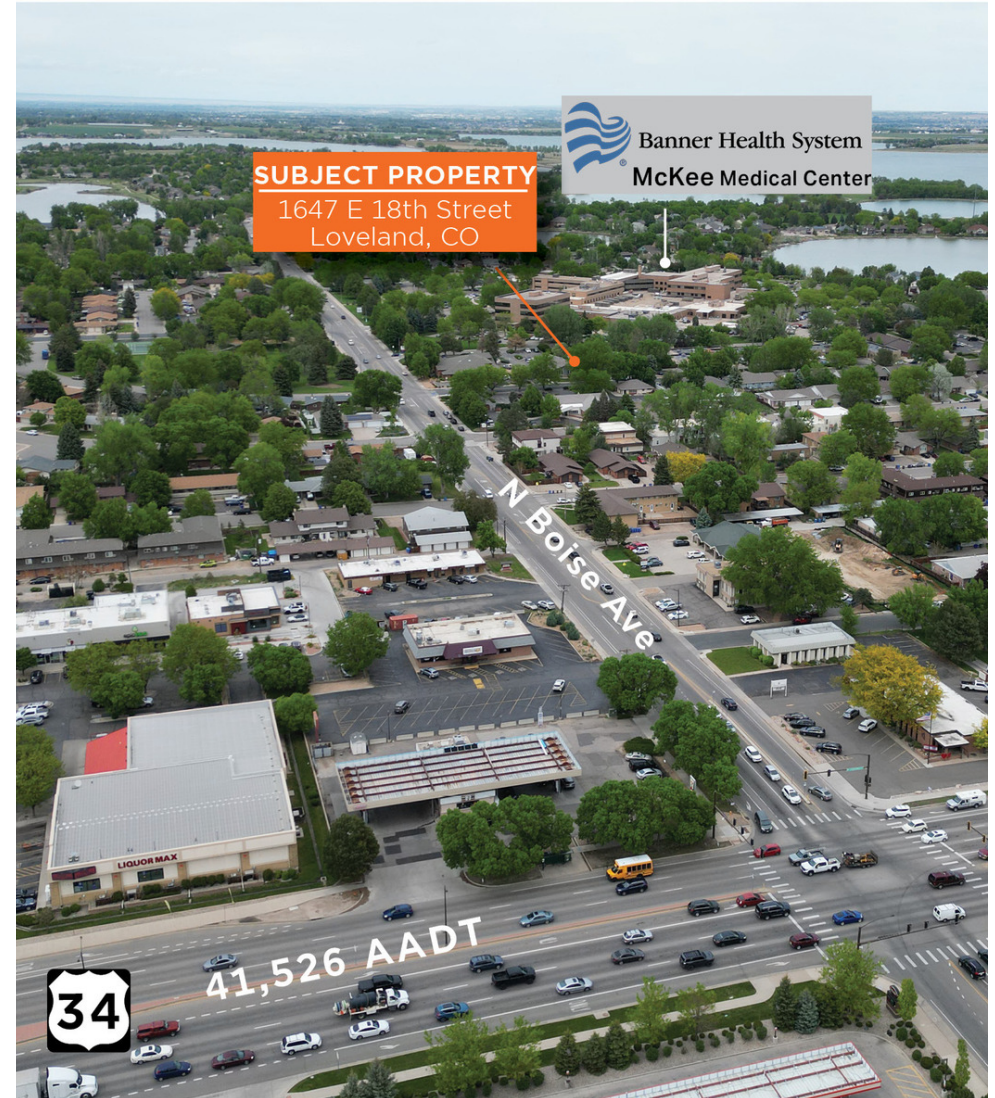
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,453	3,420	8,081
AVERAGE AGE	41	43	43
AVERAGE AGE (MALE)	40	42	42
AVERAGE AGE (FEMALE)	42	44	44

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



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

1647 E 18TH STREET | Loveland, CO 80538

SVN | DENVER COMMERCIAL 5