



## 4645 WEST 18TH STREET STE 500

Greeley, CO 80634



*BUILDING SF*  
12,202 SF



*LOT SIZE*  
15,091 SF



*PARKING*  
75 SPACES

### PROPERTY HIGHLIGHTS

- Fully Occupied 9+ Cap Asset
- Long term US Government Backed Tenant
- Limited Landlord Responsibilities
- Listed for ~\$500k less than purchased!



*TAXES*  
\$67,368



*YEAR BUILT*  
1992



*ZONING*  
C

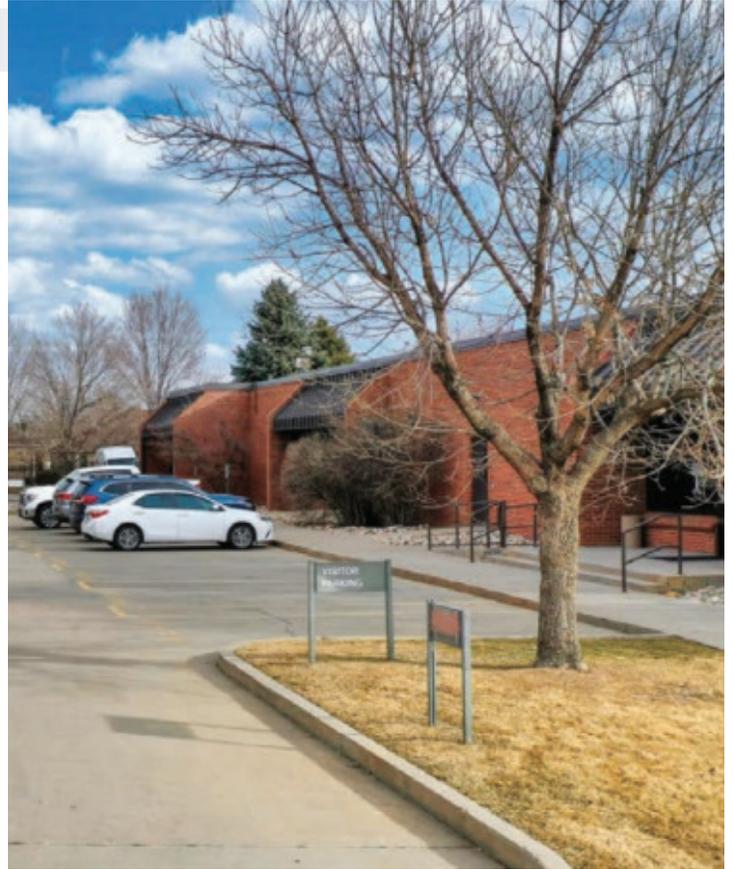
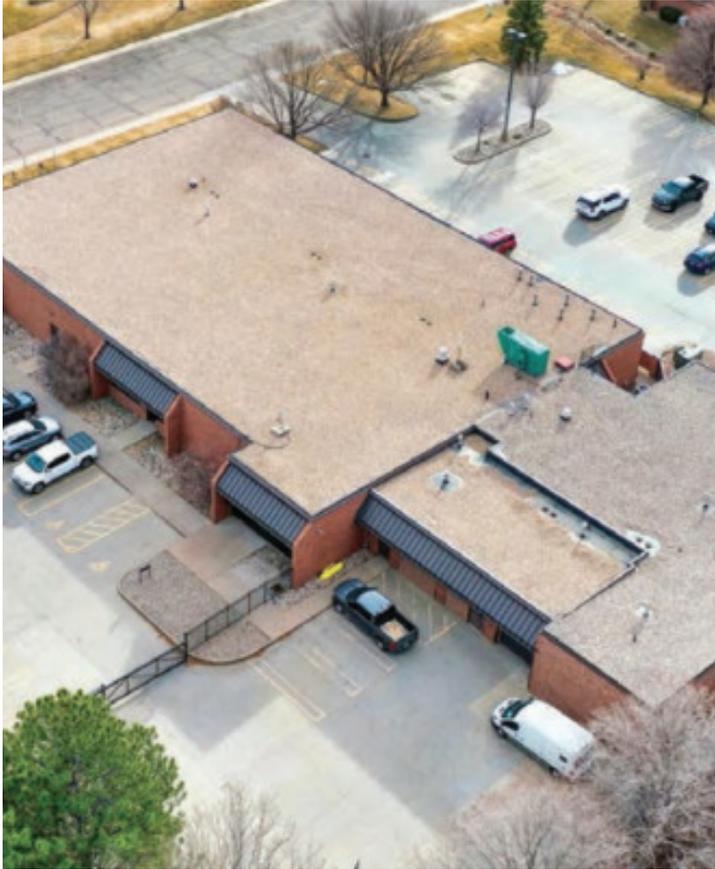
### PROPERTY DESCRIPTION

Presenting an investment opportunity in Greeley, CO, this 12,202 SF office building is a testament to enduring quality. Built in 1992 and currently housing a US Government tenant, this stable income-generating property offers a secure and reliable investment. With a prime location and a strong tenant base backed by the US Government, this well-maintained building represents an attractive entry into the flourishing Greeley market for office building investors.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This US Government backed tenant has been in the space since 2018. The current lease was first negotiated in 2022 and has since been amended as of 2025. The agreement expires on December 31st, 2029 with the option to terminate after December 2027.

This property is being sold as-is.

## PROPERTY HIGHLIGHTS

- Fully Occupied 9+ Cap Asset
- Long term US Government Backed Tenant
- Limited Landlord Responsibilities
- Listed for \$500k less than purchased in 2022!

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,495,000
<b>Number of Units:</b>	1
<b>Lot Size:</b>	15,091 SF
<b>Building Size:</b>	12,202 SF
<b>NOI:</b>	\$233,640.00
<b>Cap Rate:</b>	9.36%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
<b>Total Households</b>	353	1,026	3,776
<b>Total Population</b>	819	2,478	9,015
<b>Average HH Income</b>	\$124,746	\$125,775	\$114,332

**ANDREW DELVEAUX**

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# PROPERTY DETAILS

<b>Sale Price</b>	<b>\$2,495,000</b>
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## LOCATION INFORMATION

<b>Street Address</b>	4645 West 18th Street Ste 500
<b>City, State, Zip</b>	Greeley, CO 80634
<b>County</b>	Weld

## BUILDING INFORMATION

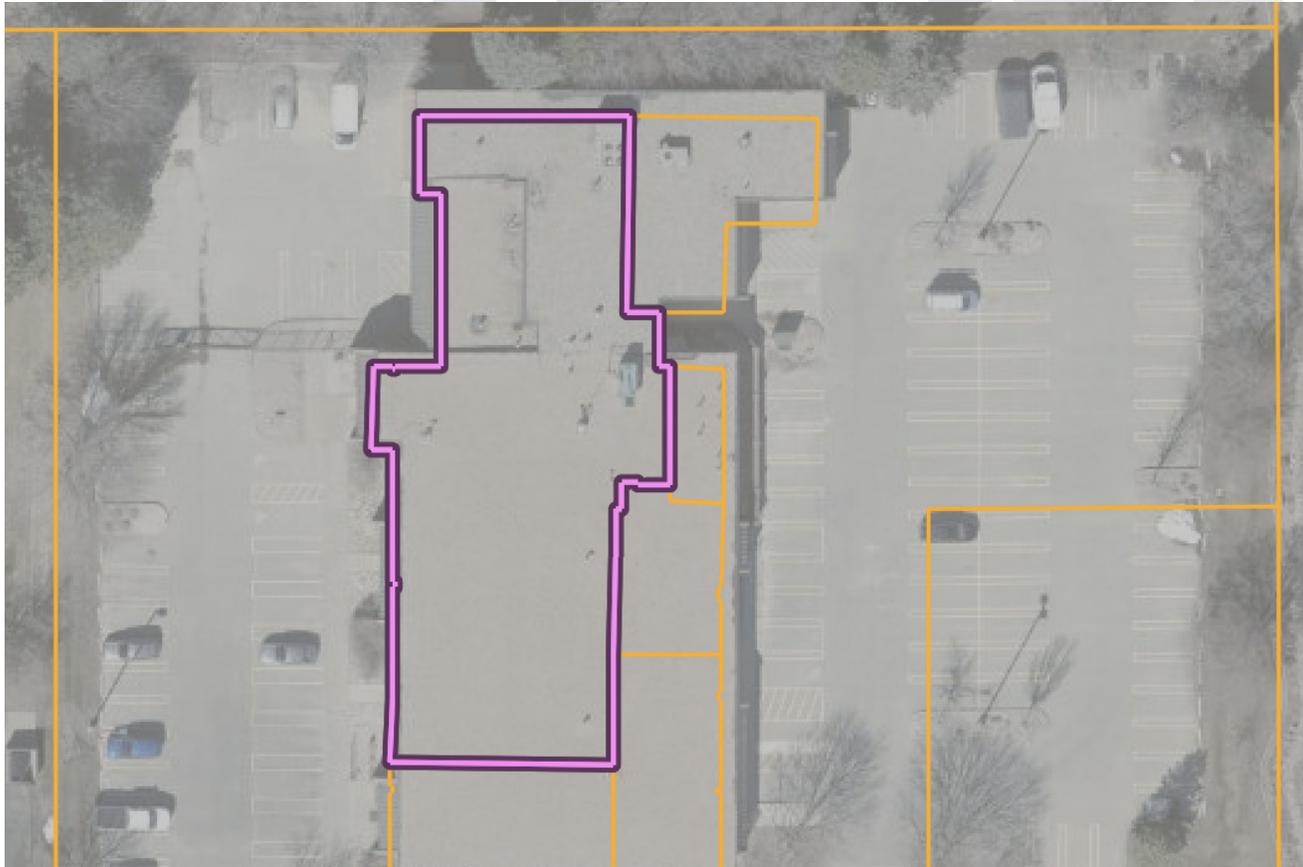
<b>Building Size</b>	12,202 SF
<b>NOI</b>	\$233,640.00
<b>Cap Rate</b>	9.36
<b>Building Class</b>	C
<b>Occupancy %</b>	100.0%
<b>Tenancy</b>	Single
<b>Number of Floors</b>	1
<b>Average Floor Size</b>	12,202 SF
<b>Year Built</b>	1992
<b>Gross Leasable Area</b>	12,202 SF

## PROPERTY INFORMATION

<b>Property Type</b>	Office
<b>Property Subtype</b>	Office Building
<b>Zoning</b>	C
<b>Lot Size</b>	15,091 SF
<b>APN #</b>	095911351004

## PARKING & TRANSPORTATION

<b>Parking Ratio</b>	6.15
<b>Number of Parking Spaces</b>	75



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# RENT ROLL

SUITE	TENANT NAME	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
400 & 500	US General Services Administration	\$28.38	\$346,292	\$31.48	\$312,180	1/1/2025	12/31/2029
<b>TOTALS</b>		<b>\$28.38</b>	<b>\$346,292</b>	<b>\$31.48</b>	<b>\$312,180</b>		

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# REGIONAL MAP



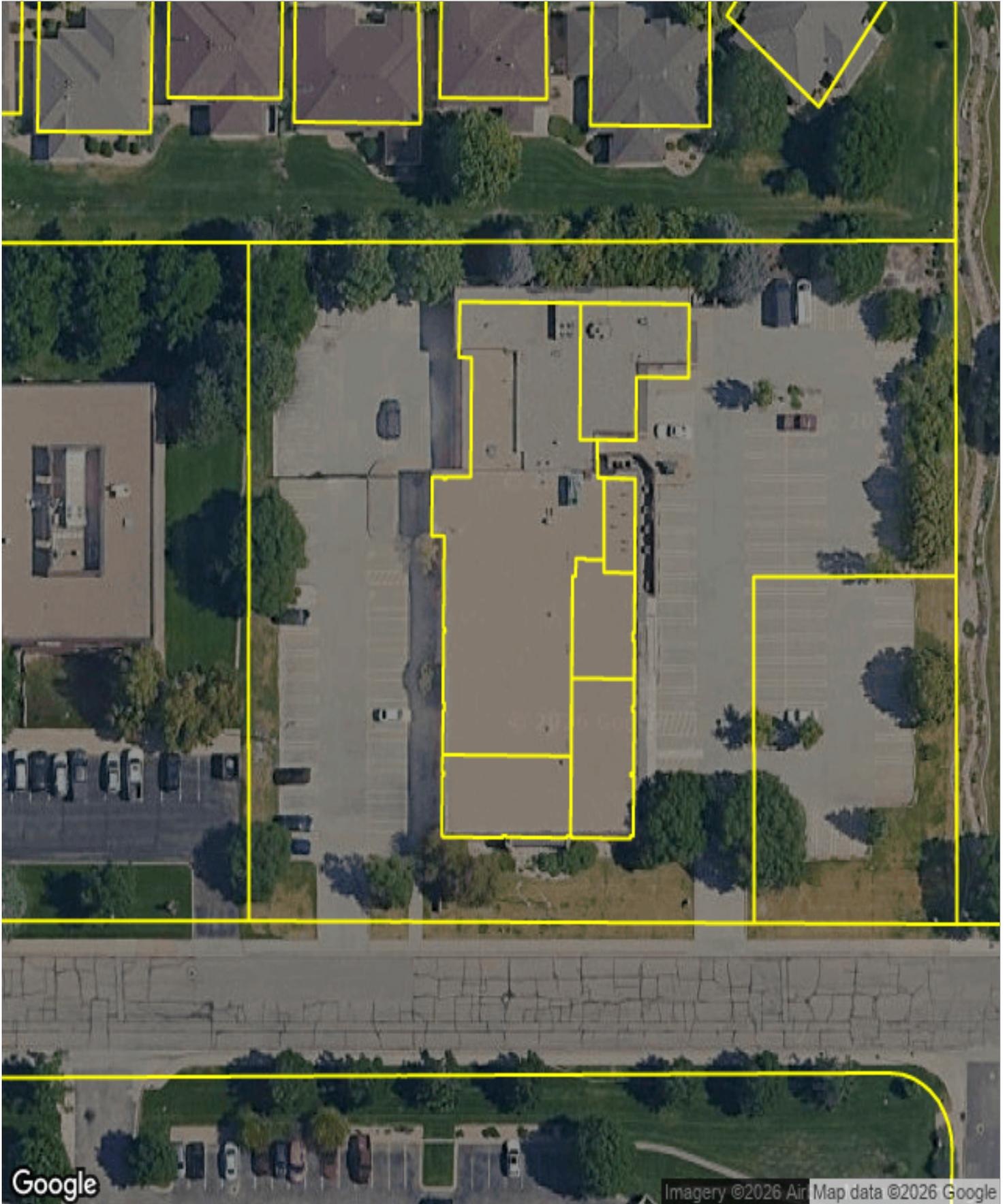
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# AERIAL MAP



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