



## LEASED OFFICE INVESTMENT AVAILABLE

**PROPERTY TYPE: OFFICE / INVESTMENT**

**AVAILABLE: 13,559 SF**

**SALE PRICE: \$1,875,000.00 (\$138.28/SF)**

**CAP RATE: 6.9% (actual)**

**LEASED: 100%**

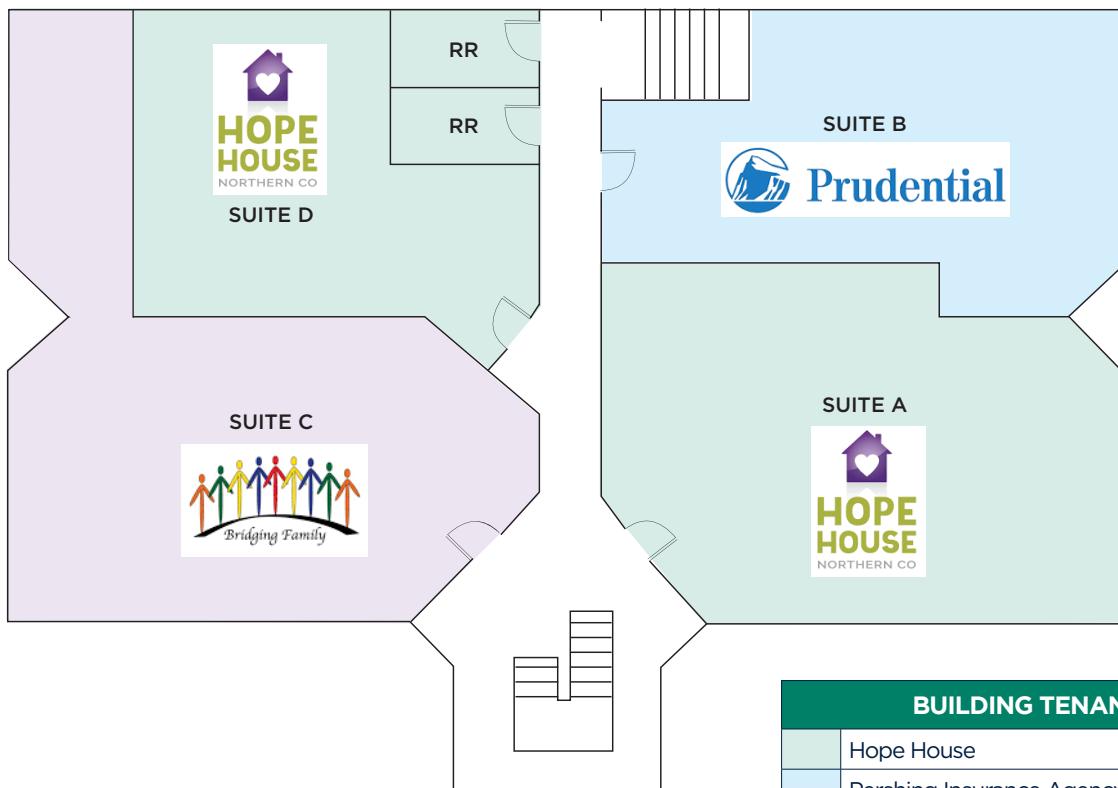
**YEAR BUILT: 1985**

**PARKING: 4.5 parking spaces per 1,000 SF**

### FEATURES:

- Stabilized office investment with near-market rents, solid occupancy history, and upside potential
- Ask broker for more rent roll information
- Owner financing terms available to qualified buyers
- No property access without prior authorization, please do not disturb tenants

## 1ST FLOOR - (6,902 SF)



| BUILDING TENANTS          |           |  |
|---------------------------|-----------|--|
| Hope House                | Suite A   |  |
| Pershing Insurance Agency | Suite B   |  |
| Bridging Family           | Suite C   |  |
| Hope House                | Suite D   |  |
| 21st Century Equipment    | Suite 202 |  |

### TENANT PROFILES:

**21st Century Equipment:** A leading John Deere dealership currently operating 24 retail locations serving farmers and ranchers in Nebraska, Colorado, and Wyoming with a range of agriculture, lawn, landscaping, and construction equipment and services. 21st Century Equipment acquired the 4 Rivers operations in northern Colorado in 2023 and now operates under the 21st Century brand.

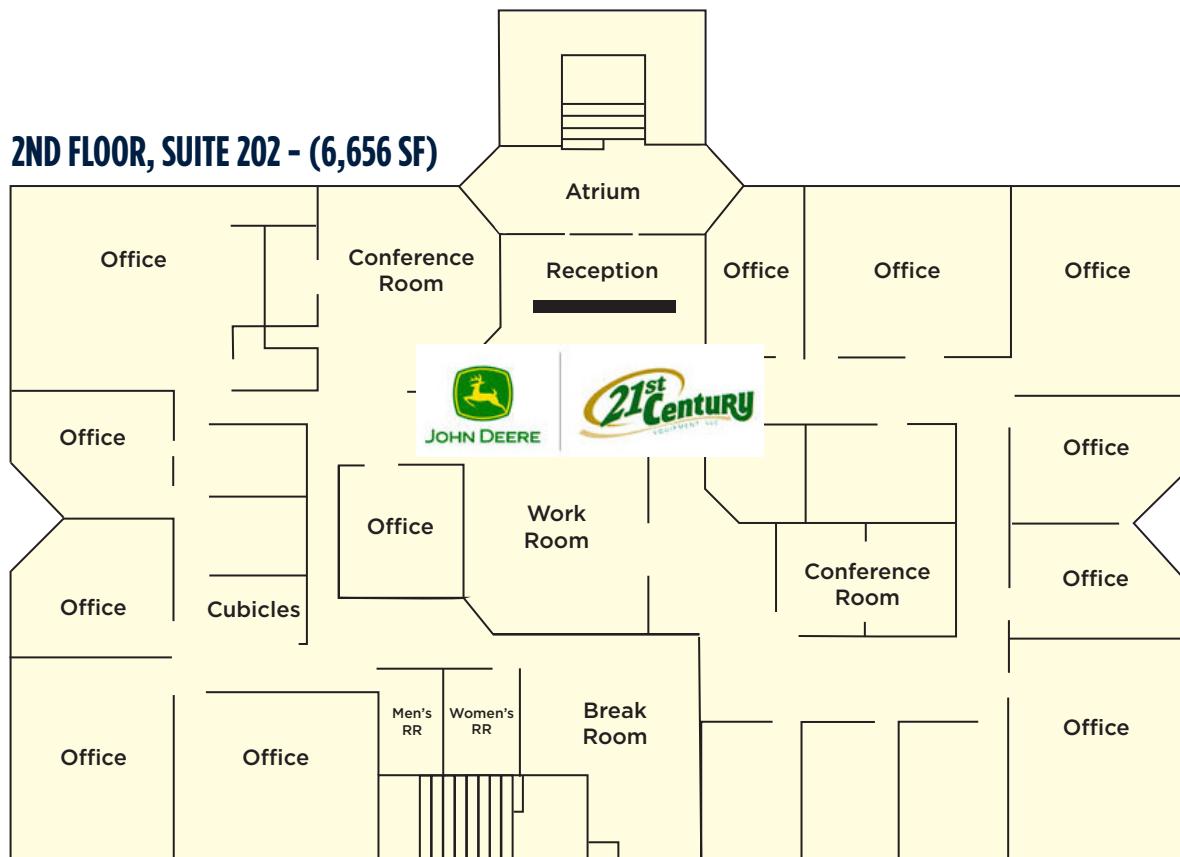
**Bridging Family, LLC:** Bridging Family, a Colorado non-profit, provides services to the intellectually and developmentally disabled community using a person-centered framework to assist people with developmental disabilities to have positive control over their lives and achieve their goals of living in the community as independently as possible.

**Hope House:** Hope House Northern Colorado, a Colorado non-profit, empowers parenting teenage moms to strive for personal and economic self-sufficiency and to understand their significance in God's sight, resulting in a healthy future for them and for their children.

**Pershing Insurance Agency:** A financial services and wealth management advisor office in Greeley, CO and northern Colorado affiliated with Prudential and LPL Advisors.

# FLOOR PLAN

1812 56TH AVENUE • GREELEY, CO 80634



| BUILDING TENANTS |                           |           |
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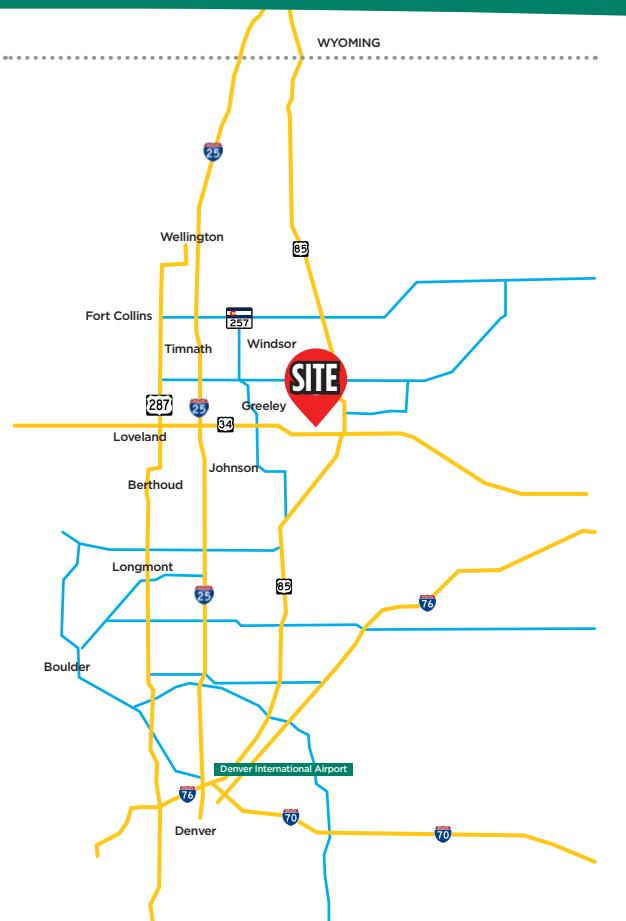
# SITE LOCATION

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## NEARBY AMENITIES:

- AIMS CC
- Highland Hills Golf Course
- Greeley County Club
- Farr Library
- Greeley Leisure Center
- Youth Sports Complex
- Retail Shopping (Centerplace, Northgate and more)
- Various restaurants and drive-thru coffee
- UC Health hospital
- Daycare and other personal services



**Fort Collins**  
712 Whaler's Way, Bld. B, Suite 300  
Fort Collins, CO 80525  
970.229.9900

**Loveland**  
200 E. 7th Street, Suite 418  
Loveland, CO 80537  
970.593.9900

**Greeley**  
1711 61st Avenue, Suite 104  
Greeley, CO 80634  
970.346.9900

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES