



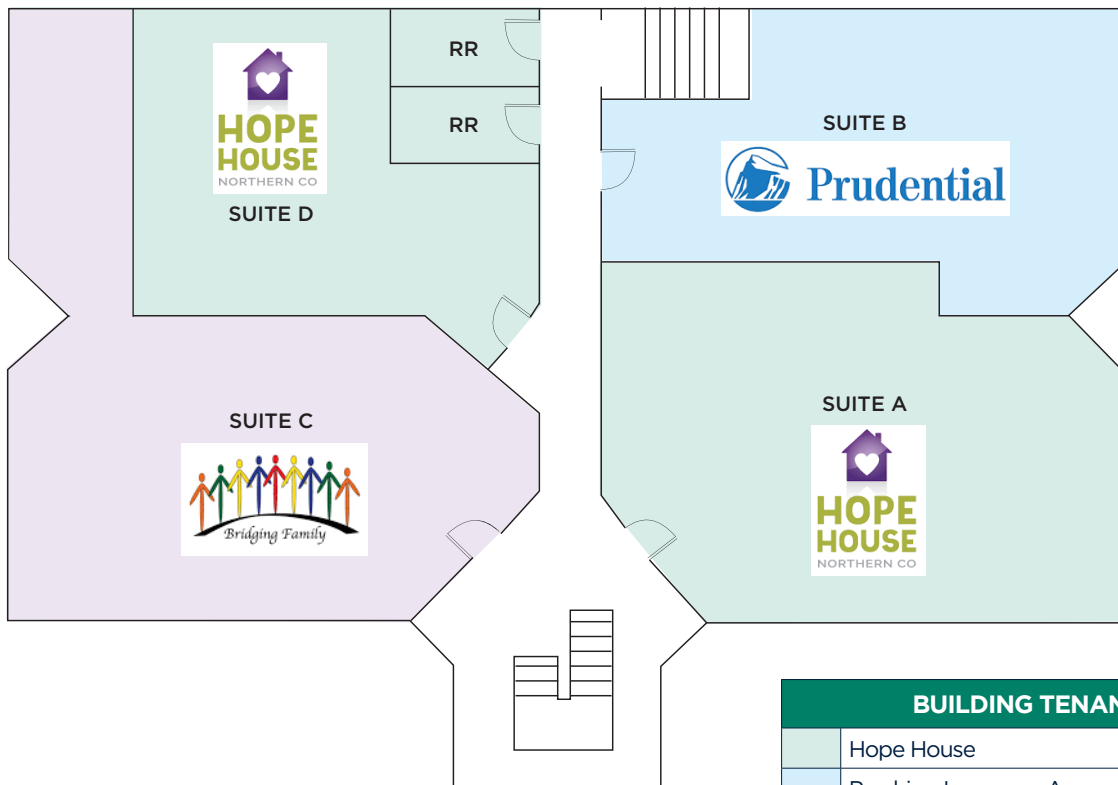
LEASED OFFICE INVESTMENT AVAILABLE

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

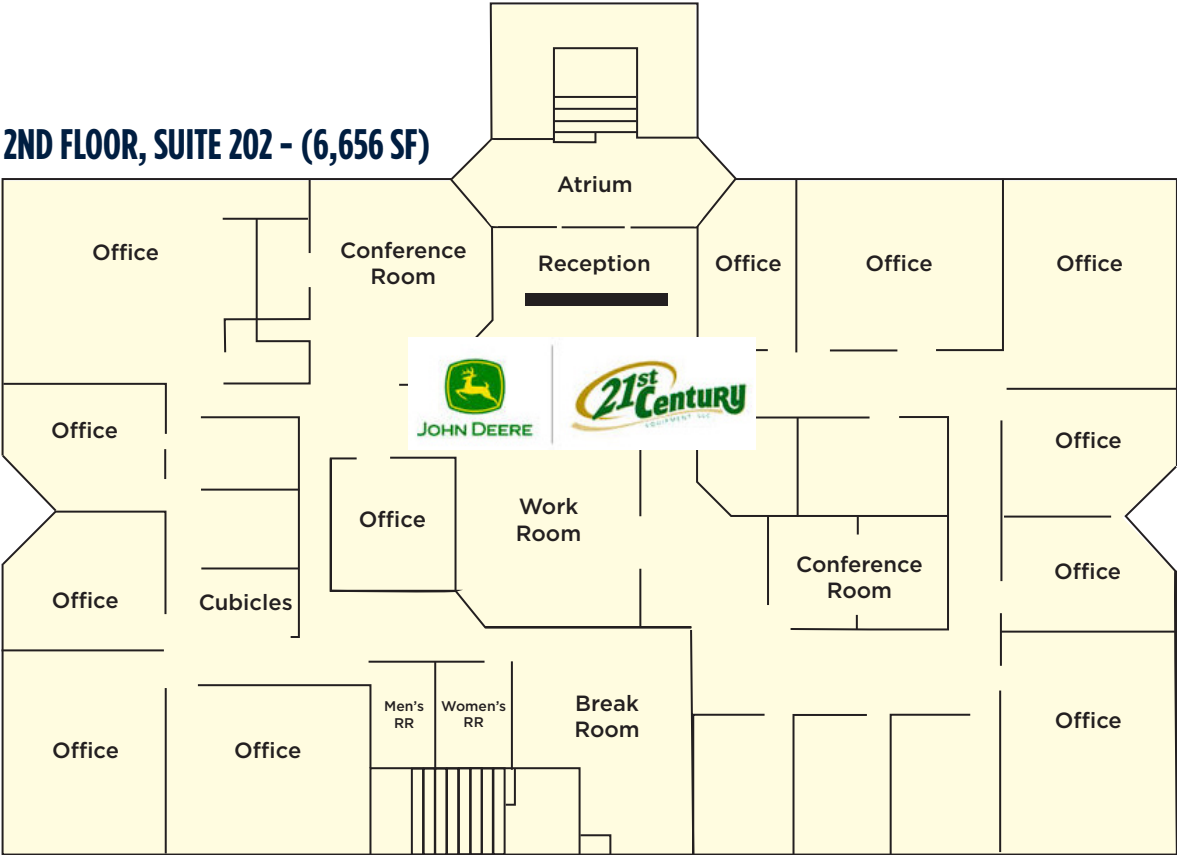
TENANT PROFILES:

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.



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	Hope House	Suite A
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SITE LOCATION

1812 56TH AVENUE • GREELEY, CO 80634

17.0

MILES
TO LOVELAND

28.8

MILES
TO FORT COLLINS

53.4

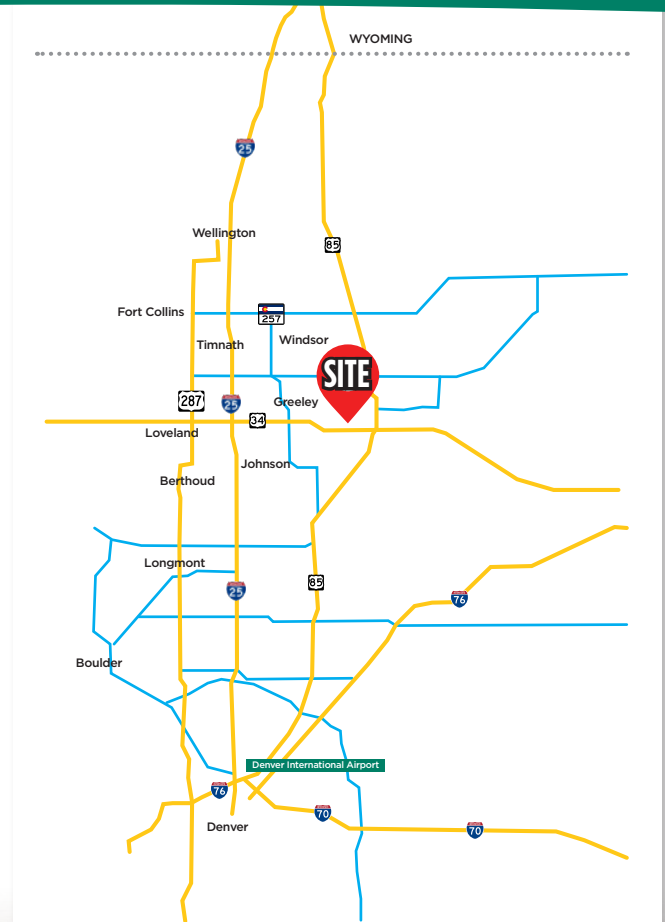
MILES
TO CHEYENNE

47.5

MILES
TO DENVER
INTERNATIONAL
AIRPORT

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

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