



4645 WEST 18TH STREET STE 500

Greeley, CO 80634

PROPERTY HIGHLIGHTS

- Fully Occupied 10+ Cap Asset
- Long term US Government Backed Tenant
- Limited Landlord Responsibilities
- Priced to Sell; \$1M less than 2021 purchase!



BUILDING SF
12,202 SF



LOT SIZE
15,091 SF



PARKING
18 SPACES



TAXES
\$68,579



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

Largest condo within association and has been leased to the same US Government tenant since 2008. Property sits just north of 20th near Aims Community College and in between two golf courses. Parking lot in great shape.

Landlord recently put in \$500k to upgrade security system and tenant is re-paying. This signifies the tenants long term interest in the property.

This is being sold as-is and at an exceptional entry point as the listing price reflects a \$1M reduction from the 2021 purchase price.

PROPERTY HIGHLIGHTS

- Fully Occupied 10.2% Cap Rate
- Long term US Government Backed Tenant
- Limited Landlord Responsibilities
- Priced to Sell; \$1M below 2021 Purchase

ANDREW DELVEAUX

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OFFERING SUMMARY

Sale Price:	\$1,999,000
Number of Units:	1
Lot Size:	15,091 SF
Building Size:	12,202 SF
NOI:	\$204,770.00
Cap Rate:	10.24%

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

PROPERTY DETAILS

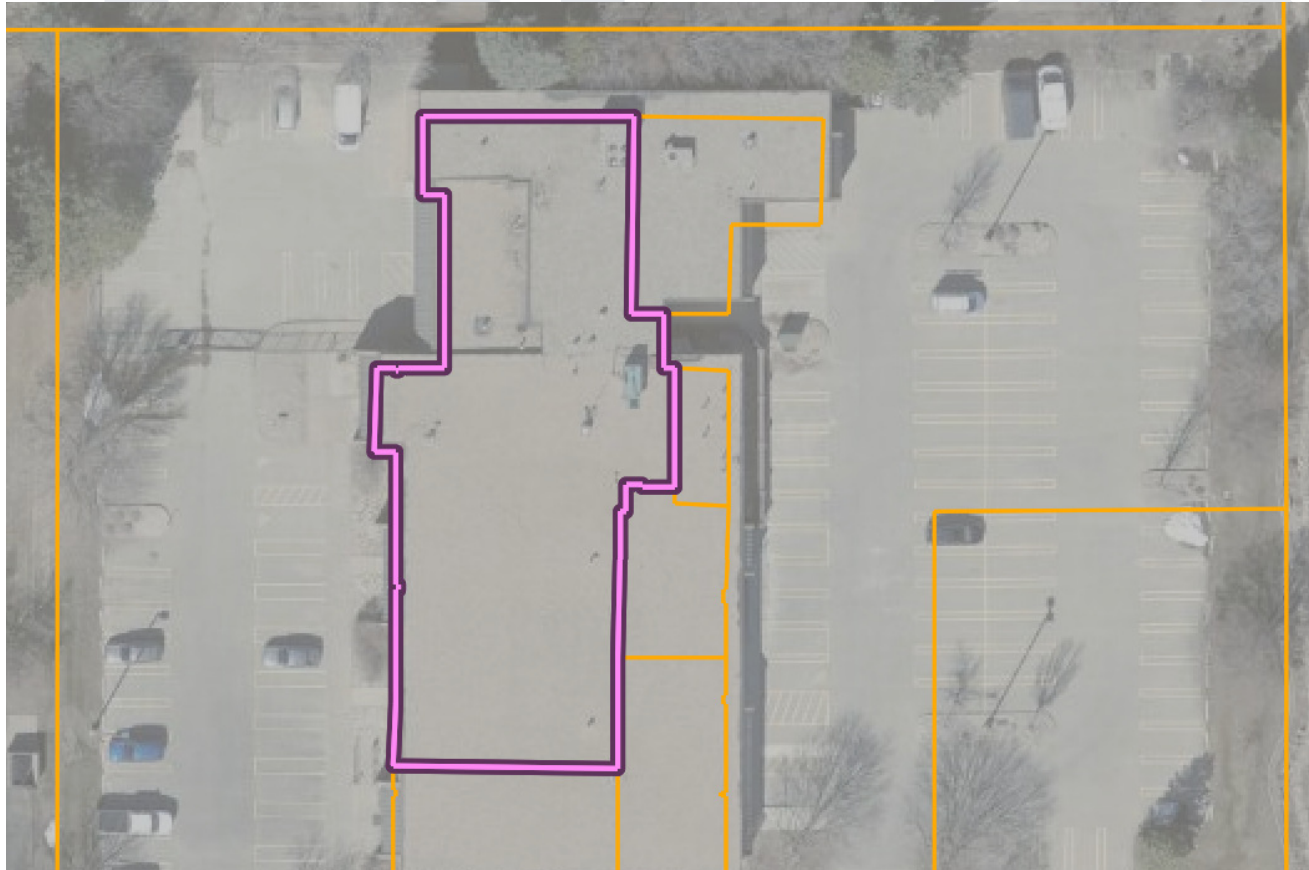
Sale Price	\$1,999,000
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LOCATION INFORMATION	
Street Address	4645 West 18th Street Ste 500
City, State, Zip	Greeley, CO 80634
County	Weld

BUILDING INFORMATION	
Building Size	12,202 SF
NOI	\$204,770.00
Cap Rate	10.24
Building Class	C
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Average Floor Size	12,202 SF
Year Built	1992
Gross Leasable Area	12,202 SF
Construction Status	Existing

PROPERTY INFORMATION	
Property Type	Office
Property Subtype	Office Building
Zoning	C
Lot Size	15,091 SF
APN #	095911351004

PARKING & TRANSPORTATION	
Parking Ratio	6.15
Number of Parking Spaces	75



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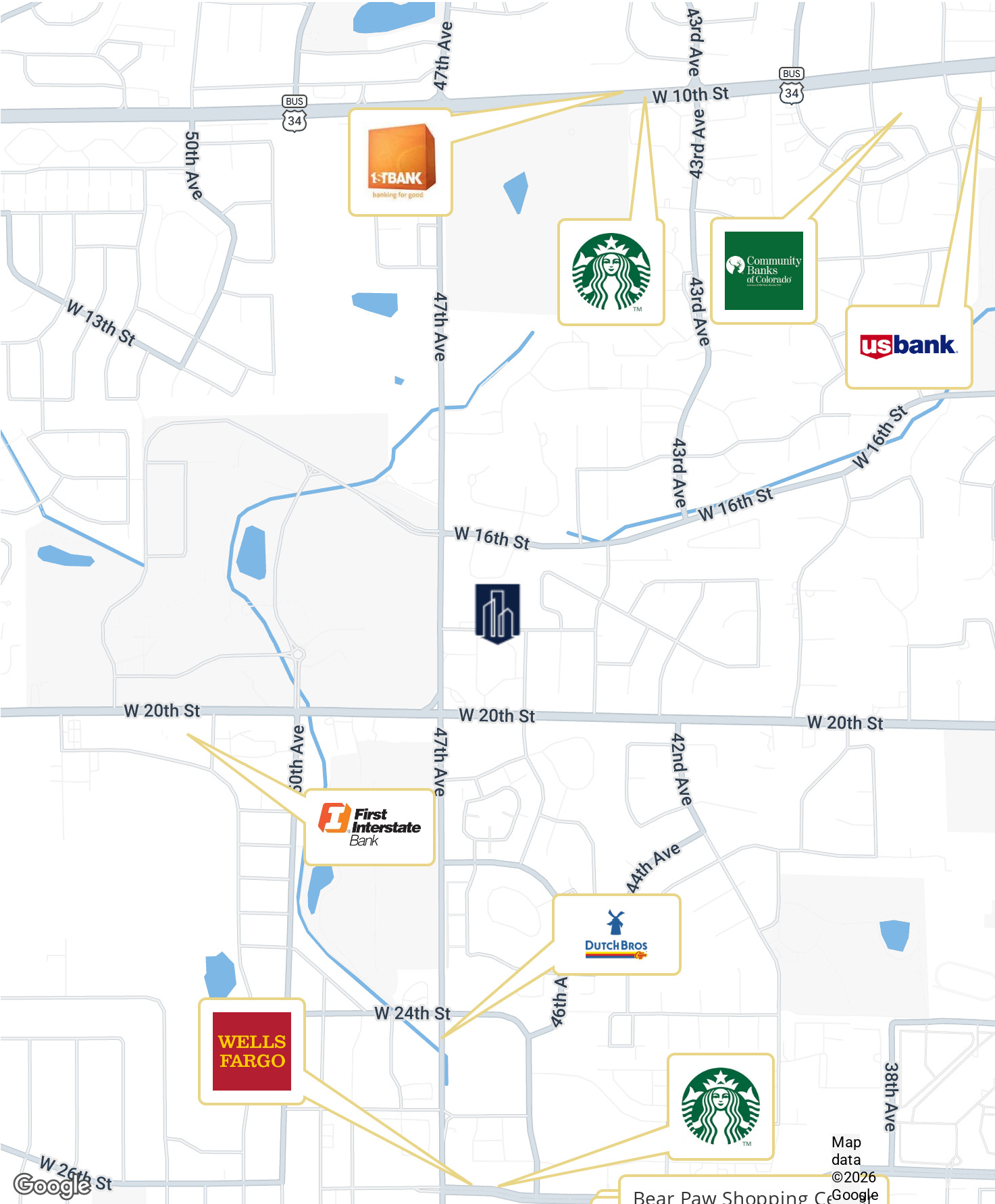
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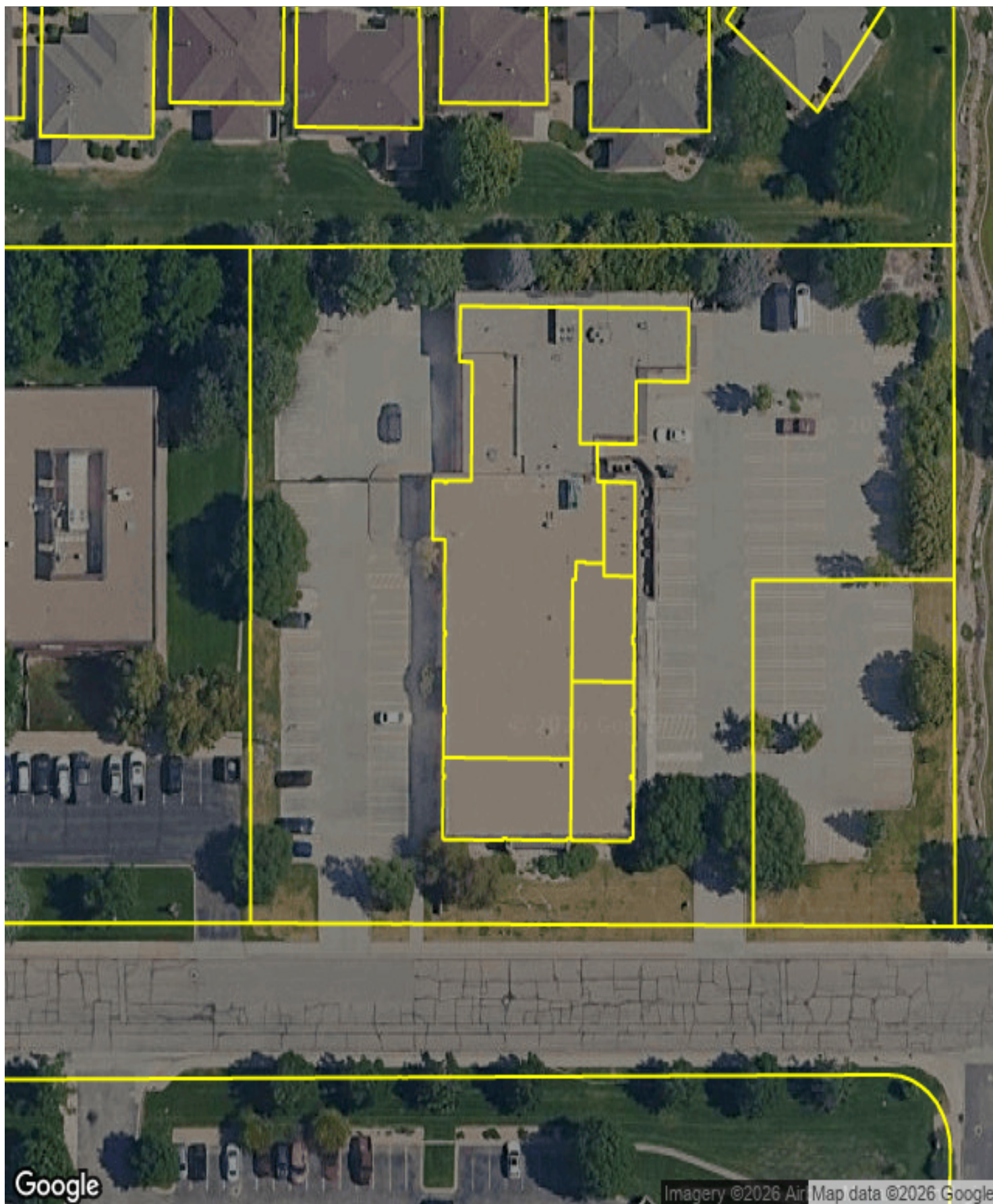
RENT ROLL

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	\$400,000	\$36.36	\$355,553	1/1/2025	12/31/2029
TOTALS		\$28.38	\$400,000	\$36.36	\$355,553		

REGIONAL MAP



AERIAL MAP



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