



FOR SALE

Medical/Office Investment

2021 CLUBHOUSE DRIVE

Greeley, CO 80634

PRESENTED BY:

BILL REILLY
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SUBJECT PROPERTY

2021 Clubhouse Dr



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,600,000
BUILDING SIZE:	18,147 SF
LOT SIZE:	1.2 Acres
PRICE / SF:	\$143.27
YEAR BUILT:	1962
RENOVATED:	2019-2023
CAP RATE:	Contact Bill Reilly for Financials

PROPERTY OVERVIEW

The previous Condominiumization of the property created 8 units, providing a potential value-add opportunity for future owners to demise the building and cater to smaller tenants.

Tenant Lease Expirations

Sears Real Estate: December 31, 2031

Smile Doctors: October 30, 2025

Sublease - Colorado Early Education: August 31, 2028

PROPERTY HIGHLIGHTS

- Beautiful Class A office finishes
- New Roof 2019
- New Parking Lot 2020
- Situated in the area of Greeley experiencing the quickest rate of growth

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HIGHLAND HILLS GOLF COURSE



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TENANT: SEARS REAL ESTATE



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TENANT: SMILE DOCTORS



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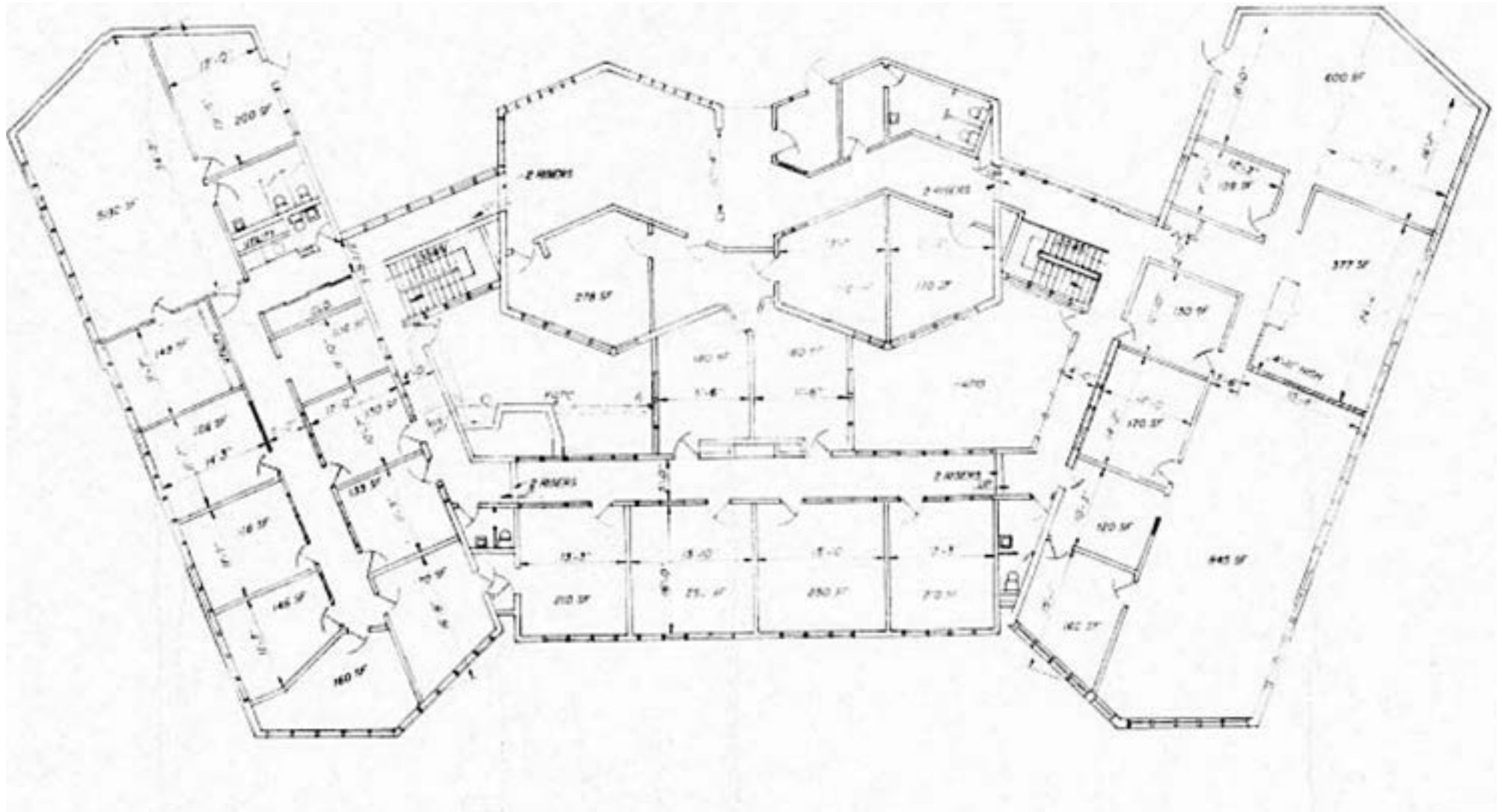
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FLOOR PLAN - 1ST FLOOR



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LOCATION MAP



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RETAILER MAP



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DEVELOPMENT MAP



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