



OFFERED AT \$2,495,000

## 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
- Priced to Sell; \$430k below assessed value



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

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 \$430k reduction from the 2022 sale.

## PROPERTY HIGHLIGHTS

- Fully Occupied 9+ Cap Asset
- Long term US Government Backed Tenant
- Limited Landlord Responsibilities

## ANDREW DELVEAUX

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## 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>	\$226,312.00
<b>Cap Rate:</b>	9.07%

## 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

# PROPERTY DETAILS

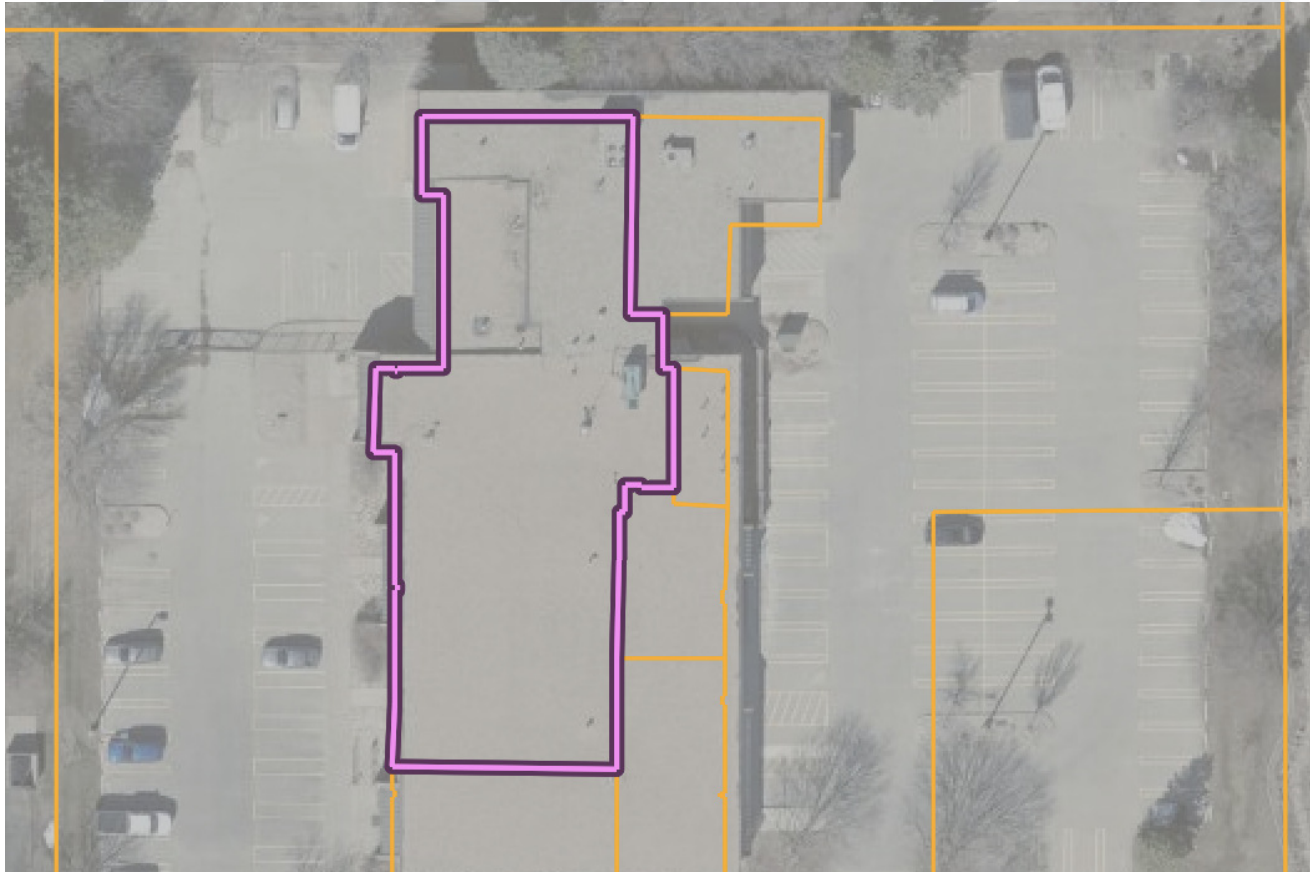
<b>Sale Price</b>	<b>\$2,495,000</b>
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LOCATION INFORMATION	
<b>Street Address</b>	4645 West 18th Street Ste 500
<b>City, State, Zip</b>	Greeley, CO 80634
<b>County</b>	Weld

BUILDING INFORMATION	
<b>Building Size</b>	12,202 SF
<b>NOI</b>	\$226,312.00
<b>Cap Rate</b>	9.07
<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
<b>Construction Status</b>	Existing

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	\$400,000	\$36.36	\$377,095	1/1/2025	12/31/2029
<b>TOTALS</b>		<b>\$28.38</b>	<b>\$400,000</b>	<b>\$36.36</b>	<b>\$377,095</b>		

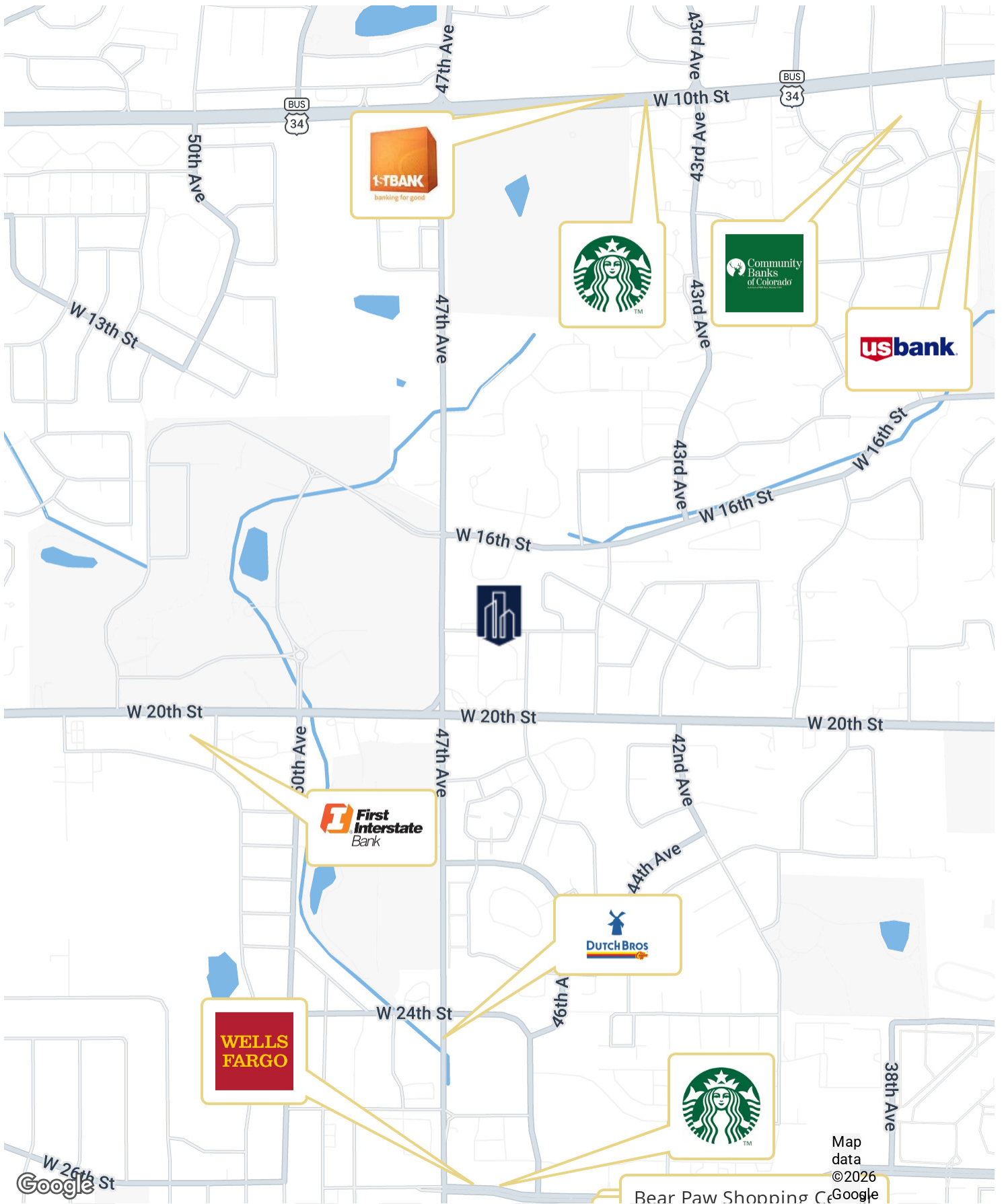
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# REGIONAL MAP



Map data ©2026

Bear Paw Shopping C Google

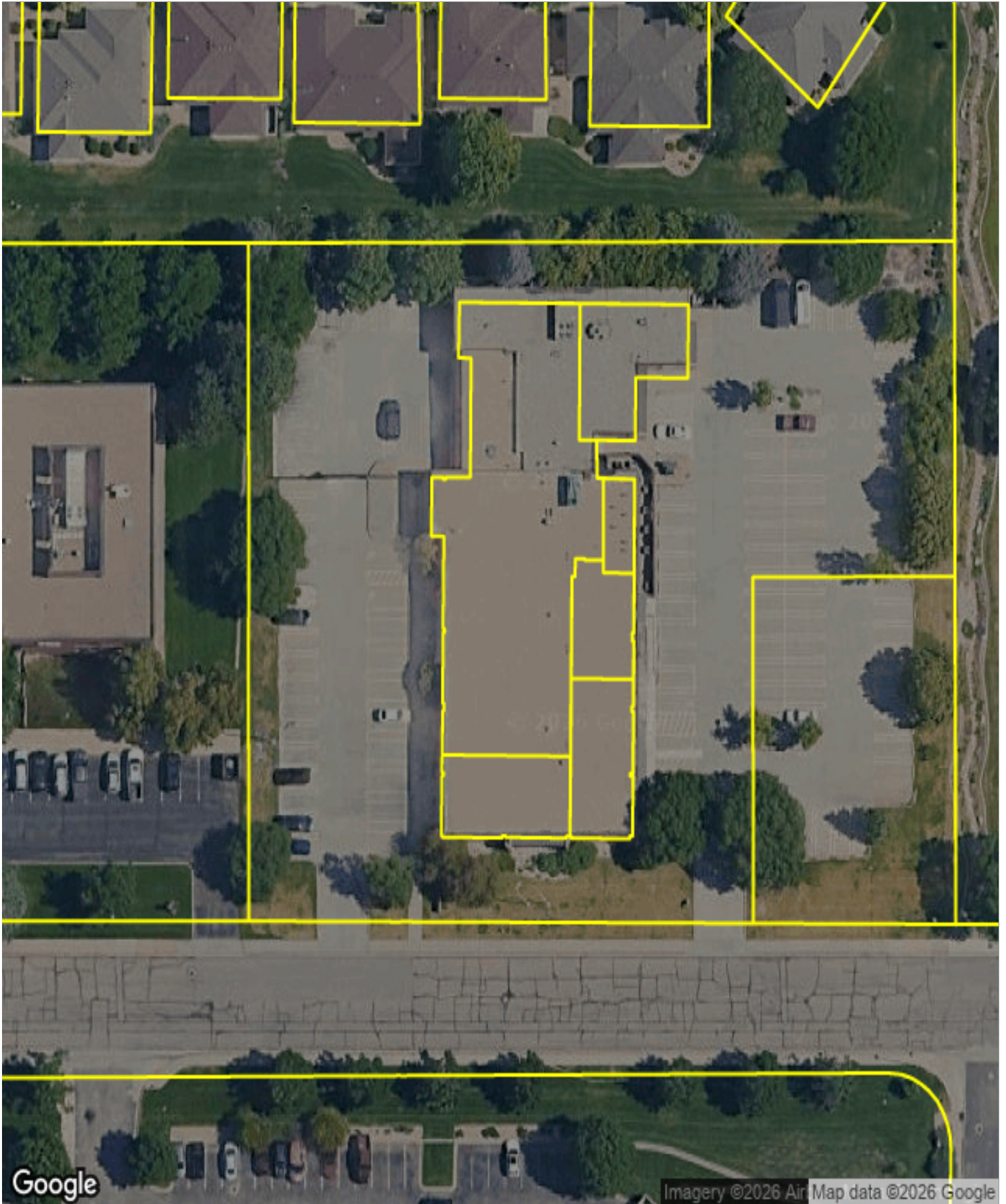
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# AERIAL MAP



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