

AGPROfessionals

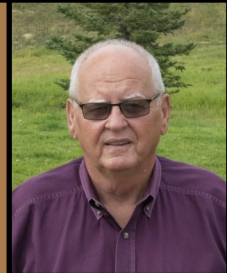
DEVELOPERS OF AGRICULTURE



PRIME INDUSTRIAL
5.4 ACRES +/- GREELEY, CO

\$2,000,000

Great opportunity to purchase or lease prime industrial zoned real estate. This property is zoned I-M and is situated on 5+ acres. There is over 3.5 acres of outside parking and storage. The warehouse is 5,305sqft, has radiant heat and is plumbed with water and sewer. The office building consists of 5,453sqft, a large conference room that can be divided and a total of 14 office spaces. With two separate entrances the building has the ability to be split into two separate rentals units. There is parking in the front and back of the building and the main entrance has automatic gate with keypad entry. This is a unique property with the ability to lease out a number of different spaces. Buyers to verify all information.



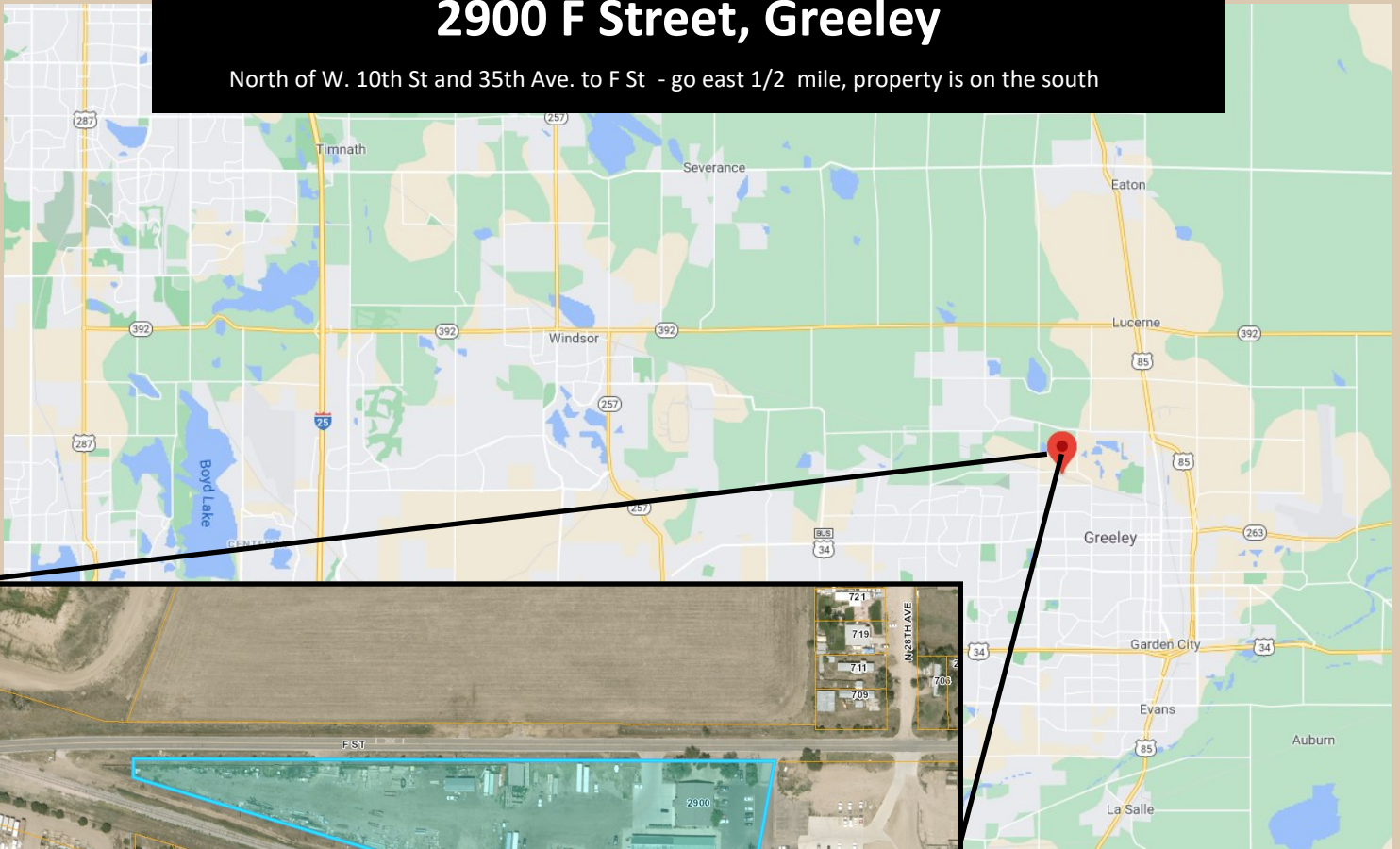
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2900 F Street, Greeley

North of W. 10th St and 35th Ave. to F St - go east 1/2 mile, property is on the south



- **Year Built:** 1999
- **Property Taxes:** \$23,087
- **Water:** City of Greeley
- **Electric:** Xcel
- **Gas:** Atmos



Potential Rental Income	\$132,000
Less vacancy Rate	1%
Effective Rental Income	\$130,680
Gross Operating Income	\$130,680
Total Operating Expenses	\$23,087
Net Operating Income	\$107,593
Cap Rate:	5.37
Gross Rent Multiplier	15.3

