

6340 10TH ST GREELEY, CO



KEY INVESTMENT HIGHLIGHTS



7,875 SF Industrial/Flex Property



100% Leased - 3 Tenants



Sale Price: \$1,763,314 (\$223.91/SF)

Cap Rate: 7%



10th Street Frontage High Traffic



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The information contained in this investment offering has been obtained from sources. All potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC for any property showings or for more information.



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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present this 100% leased investment opportunity in Greeley, Colorado.

The property is incredibly well located, with excellent frontage on 10th Street, US34 Business highway corridor, which has the highest traffic counts in fast growing Greeley, CO.

The industrial/flex building includes three units.

Price:	\$1,763,314
Price/SF:	\$223.91/SF
In Place NOI:	\$123,432
Address:	6340 W 10th St, Greeley, CO 80634
County:	Weld County
Parcel:	095909100040
Zoning:	Commercial High
Site Square Footage:	39,437 SF
Building Square Footage:	7,875 SF
Tenant Count:	3
Traffic Count:	20,530 VPD (CoStar, 2022)



FLOORPLAN



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.









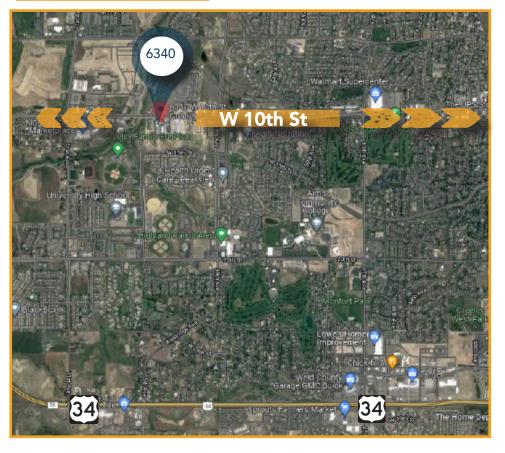






MAPS

REGIONAL



NEIGHBORHOOD







6340 W 10TH ST GREELEY, CO 80634



CONTACT

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