



## KEY INVESTMENT HIGHLIGHTS



5,100 SF Office  
Property



Corporate Guaranteed



Sale Price: \$2,287,117  
(\$448.45/SF)  
Cap Rate: 6.00%



NOI: \$137,227.00

# PROPERTY HIGHLIGHTS

- Corporate Guaranteed: Corporate lease with Community Care Partners, LLC dba BestMed Urgent Care
- The only walk-in medical center between North Fort Collins, CO and Cheyenne, WY
- Stable tenancy with 7 years remaining on current lease
- Centrally located in Wellington with visibility from I-25 and surrounded by high traffic retailers such as McDonald's, Kum & Go, Taco Bell and more
- Ample onsite parking

|                                 |                             |
|---------------------------------|-----------------------------|
| <b>Price:</b>                   | \$2,287,117                 |
| <b>Price/SF:</b>                | \$448.45                    |
| <b>In Place NOI:</b>            | \$137,227.00                |
| <b>Rent Escalations</b>         | 3%                          |
| <b>Address:</b>                 | 7950 6th St, Wellington, CO |
| <b>Parcel:</b>                  | 8934323005                  |
| <b>Parking:</b>                 | 42 spaces                   |
| <b>Zoning:</b>                  | C-3 (Mixed-use Commercial)  |
| <b>Site Square Footage:</b>     | 46,877 SF                   |
| <b>Building Square Footage:</b> | 5,100 SF                    |
| <b>Tenant Count:</b>            | 1                           |
| <b>Year Built:</b>              | 2010                        |
| <b>Traffic Count</b>            | 9,606 VPD (6th St - 2022)   |
| <b>County</b>                   | Larimer                     |





## CONTACT



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