



KEY INVESTMENT HIGHLIGHTS



40,722 SF Office/Lab/Flex Property



Sale Price: \$8,250,000
Cap Rate: 6.53%



Surrounded by Amenities:
Food, Fitness & Convenience



100% Leased - 3 Tenants
Megger - 25,503 SF
CBS - 9,200 SF
Lincare - 6,019 SF



NOI: \$539,084



Substantial Capital
Improvements Completed -
New Roof in 2020

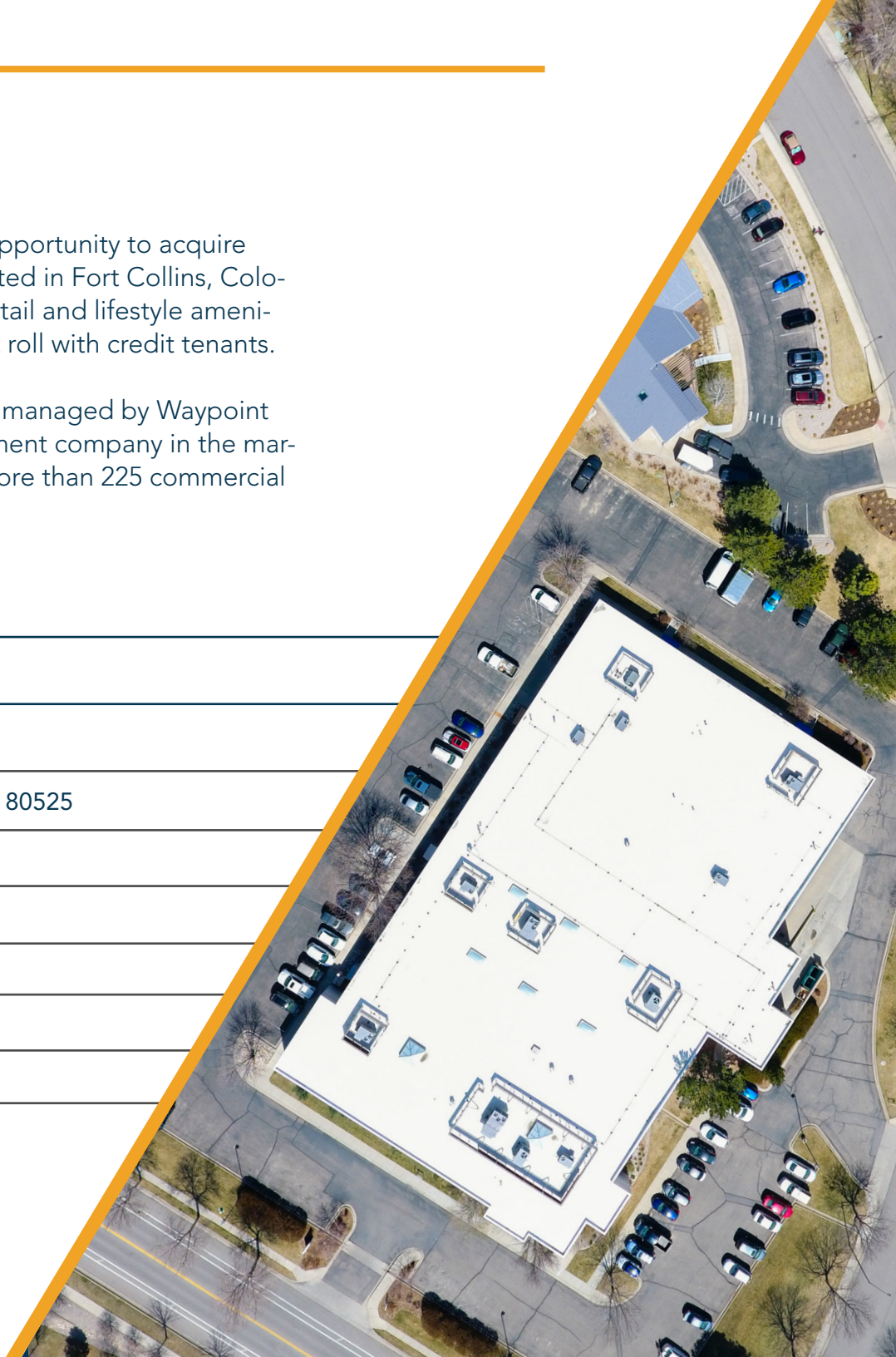
EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present to qualified investors an opportunity to acquire 4812 McMurry Avenue. This fully-leased, three tenant property is located in Fort Collins, Colorado along the Harmony Corridor. Surrounded by an abundance of retail and lifestyle amenities, this property offers investors a diverse tenant mix and stable rent roll with credit tenants.

The 40,722 square foot building is well maintained and professionally managed by Waypoint Property Management. As the largest commercial property management company in the market, Waypoint manages over 4 million square feet, 800 tenants and more than 225 commercial assets.

Price:	\$8,250,000
In-Place Cap Rate:	6.53%
NOI:	\$539,084
Address:	4812 McMurry Ave, Fort Collins, Colorado 80525
Parcel:	8606157001
Parking Ratio:	3.21 spaces/1000 SF
Zoning:	HC - Harmony Corridor
Site Square Footage:	131,551 SF (3.02 acres)
Building Square Footage:	40,722 SF





CONTACTS



JOSH GUERNSEY
970-218-2331
jguernsey@waypointre.com



JAKE ARNOLD
(970) 294-5331
jarnold@waypointre.com

Please contact Josh Guernsey and Jake Arnold for property, financials and sales price details.

© 2022 Waypoint Real Estate. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.