



# ST. MICHAELS CLOCKTOWER

Building Size  
**20,486 SF**

Sale Price  
**\$5,260,000**

CAP Rate  
**6.5%**

3050 67TH AVENUE  
GREELEY, CO 80634

*INVESTMENT SALE – HIGH GROWTH GREELEY CO – ADJACENT TO UC HEALTH HOSPITAL*

- Exceptional Office Property
- NOI: \$341,904.47





# PROPERTY OVERVIEW

St. Michaels Clocktower Office building is a multi-tenant office property in Greeley CO. It is ideally located in the St. Michaels development of fast-growing West Greeley at US highway 34 and 65th Avenue. Demand for office in this area of Greeley is driven by UCHHealth's new west Greeley hospital. The hospital is approximately 212,000 SF, has 53 beds, and opened in June 2019. In addition, UCHHealth has plans to build medical office adjacent to the hospital. The hospital is a major value generator for the area and should continue to drive demand for all types of commercial use, which should drive rents higher in the area.

## GREELEY OVERVIEW

- Third fastest growing MSA in the nation
- Greeley/Fort Collins region projected to grow by over 100% over the next 30 years.
- Forbes magazine ranks Greeley MSA the 6th fastest "job growth" market in the nation
- Ranked #1 by Wallethub for "Jobs and the Economy" out of 515 cities nationally.



## INVESTMENT DETAILS

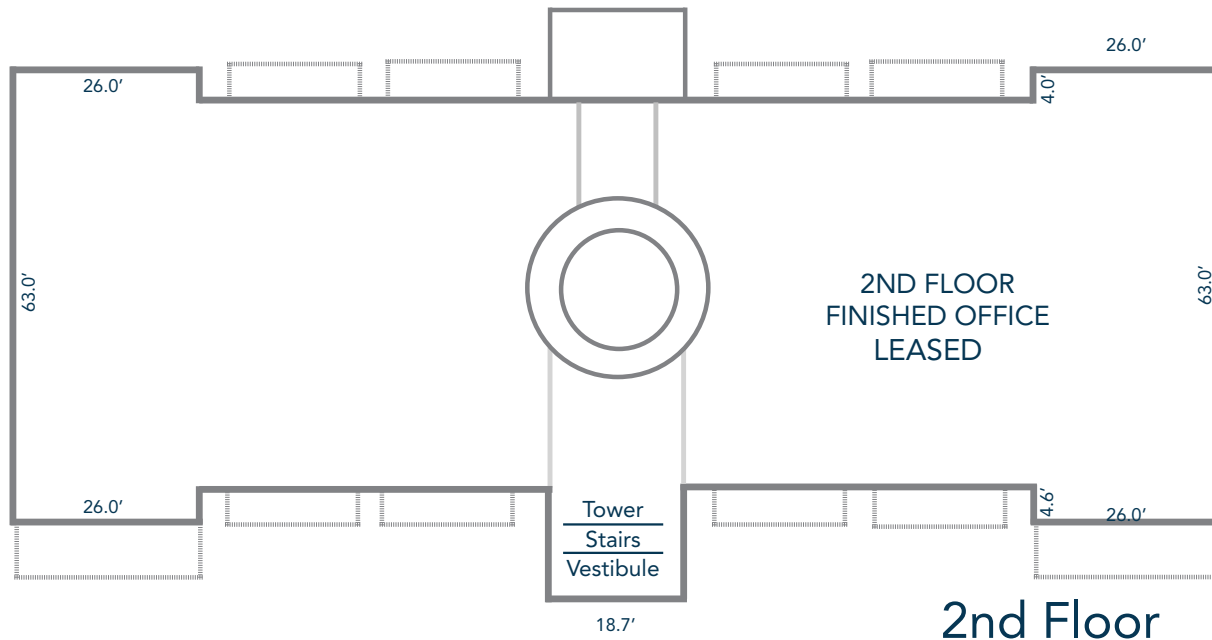
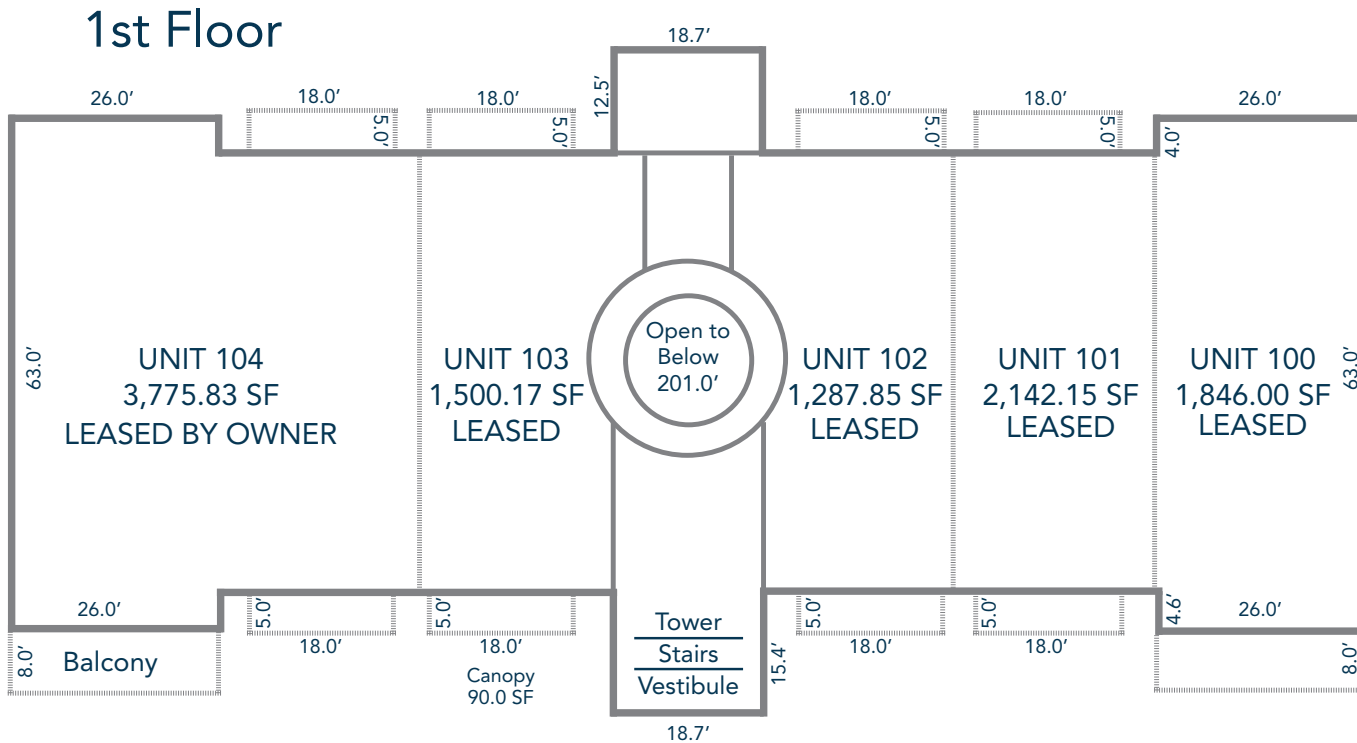
<b>SALE PRICE</b>	<b>\$5,260,000.00</b>
<b>NOI</b>	<b>\$341,904.47</b>
<b>ANNUAL ESCALATION</b>	<b>3%</b>
<b>LEASES</b>	<b>NNN</b>
<b>AVERAGE \$/SF RATE</b>	<b>\$17.03</b>
<b>CAP RATE</b>	<b>6.5%</b>
<b>BUILDING SIZE</b>	<b>20,486 SF</b>
<b>YEAR BUILT</b>	<b>2005</b>
<b>RENT ROLL</b>	<b>Available upon request</b>
<b>LEASES</b>	<b>Available upon request</b>



# FLOOR PLAN

## PROPERTY DETAILS

- Growing Commercial Center
- Planned mixed use development
- Adjacent to UCHealth Hospital
- Established Tenant Mix Includes:
  - Tavern
  - Bank
  - CPA's
  - Doctors
  - NEW UCHealth Greeley Hospital



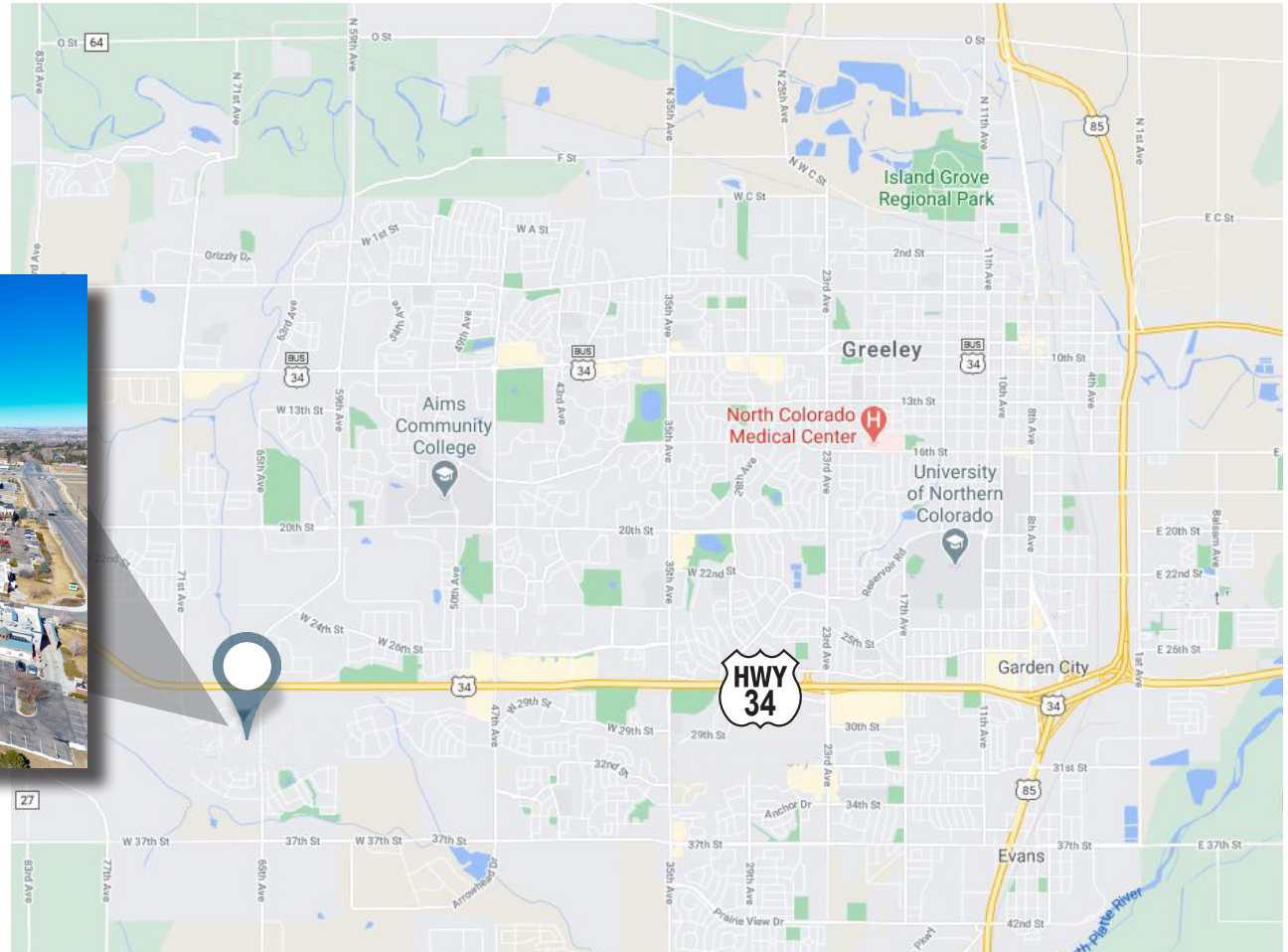


# AERIAL PHOTOS





# REGIONAL MAP



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