

# INVESTMENT SALE CLASS A DENTIST OFFICE 10 YEAR LEASE

3110 67TH AVENUE  
GREELEY, CO 80634



waypoint  
REAL ESTATE

Building Size

5,894 SF

Sale Price

\$1,110,000

CAP Rate

5.5%

INVESTMENT SALE - HIGH GROWTH GREELEY CO - ADJACENT TO UC HEALTH HOSPITAL

- NOI: \$60,999.96
- 10 YEAR MEDICAL LEASE
  - Class A Dental Office Property
  - UPSIDE POTENTIAL - 2,844 SF VACANT LOCKER ROOM SPACE



# 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.



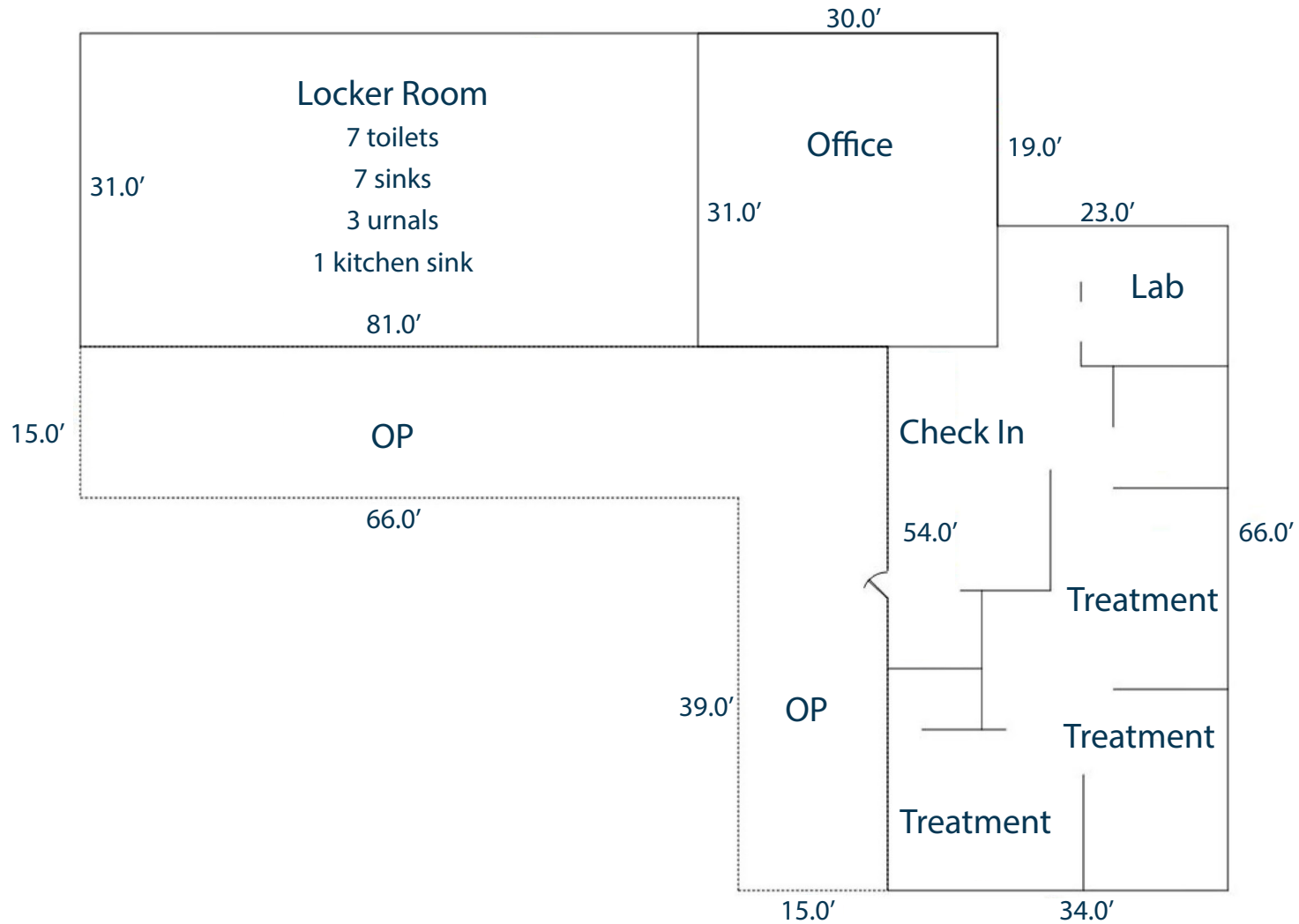
## INVESTMENT DETAILS

<b>SALE PRICE</b>	<b>\$1,110,000.00</b>
<b>NOI</b>	<b>\$60,999.96</b>
<b>LEASE</b>	<b>NNN</b>
<b>CAP RATE</b>	<b>5.5%</b>
<b>BUILDING SIZE</b>	<b>5,894 SF</b>
<b>LEASED SF</b>	<b>3,050 SF</b>
<b>VACANT SF</b>	<b>2,844 SF</b>
<b>YEAR BUILT</b>	<b>2005</b>
<b>LEASE</b>	<b>Available upon request</b>

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.



# FLOOR PLAN



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# PROPERTY PHOTOS

NEW UCHEALTH HOSPITAL



## GROWING COMMERCIAL CENTER

- Planned mixed use development
- Established Tenant Mix Includes:
  - Tavern - Bank - CPA's - Doctors
  - New UCHealth Greeley Hospital

# REGIONAL MAP

