

FOR LEASE

2420 West 16th Street
Greeley, CO 80634

FULLY LEASED INVESTMENT

PROPERTY TYPE
MEDICAL OFFICE

AVAILABLE
4,521 SF

PRICE OR LEASE RATE
\$735,000 (\$162/SF)



PROPERTY HIGHLIGHTS:

- Single-tenant medical office investment
- 7.4% cap rate on existing income
- Leased to Family Physicians of Greeley, a multi-location primary care physician; a tenant of property for 20+ years
- Current lease term expires October 2026 with option to renew

REALTEC
COMMERCIAL REAL ESTATE SERVICES

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Gage Osthoff

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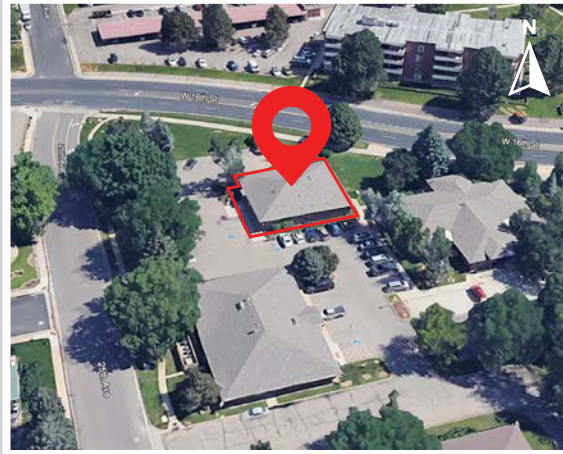
gosthoff@realtecgreeley.com

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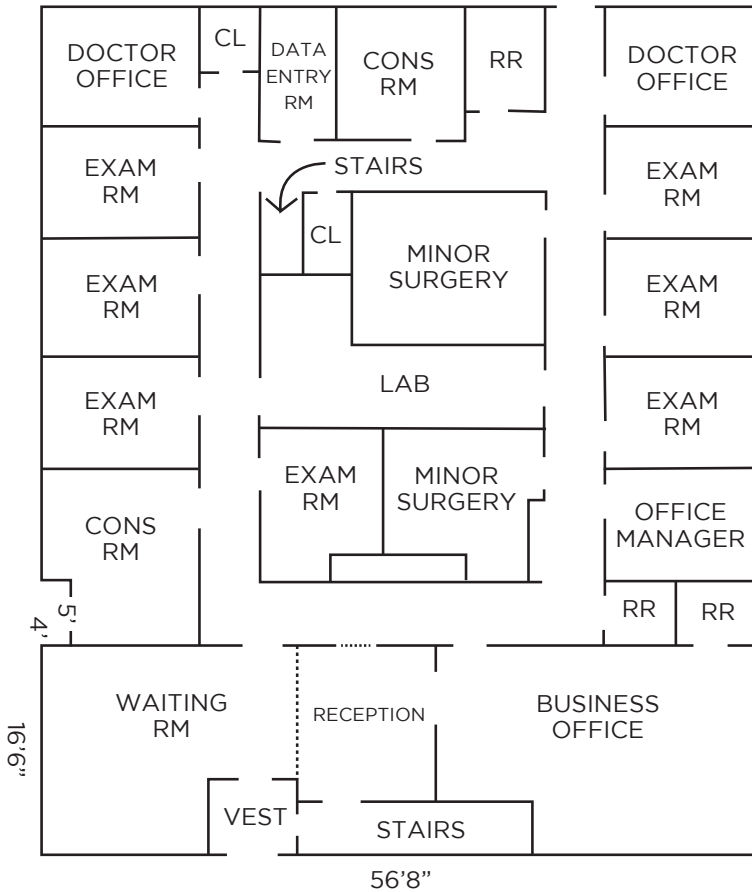
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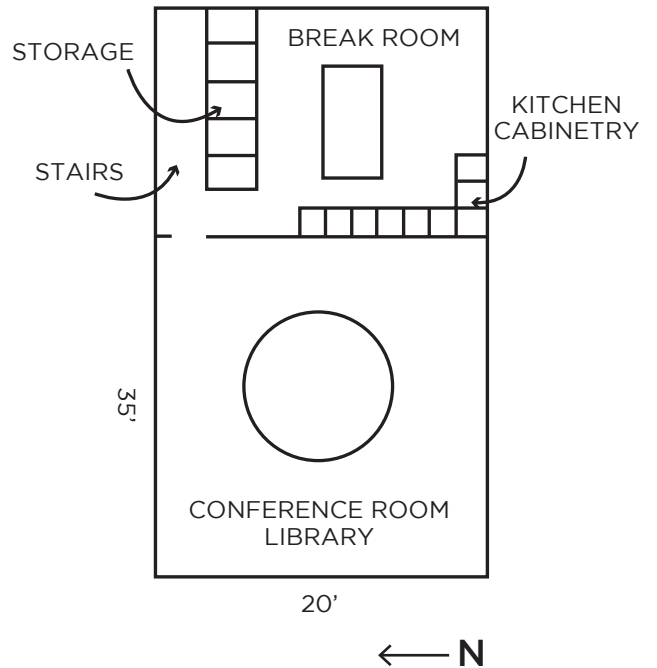
FLOOR PLANS



MAIN LEVEL



UPPER LEVEL



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SITE PLAN



Fort Collins
712 Whalers Way, Bldg. B, Suite
300 Fort Collins, CO 80525
970-229-9900

Loveland
200 E. 7th Street, Suite 418
Loveland, CO 80537
970-593-9900

Greeley
1711 61st Ave, Suite 104
Greeley, CO 80634
970-346-9900

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