

OFFICE CONDO FOR SALE

8223 W 20TH STREET UNIT 100

GREELEY, CO 80634



SALE: \$697,000

5261 S Quebec St, Suite 250
Greenwood Village, CO 80111



PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker

office: (720) 909-8557

cell: 303 981-1936; Lindsey

phil@transworldcre.com

CO - ER100016698, TX - 759206

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634



Property Summary

Price:	\$697,000
Building SF:	2,868 SF
Basement:	674 SF (included)
Year Built:	2005
Zoning:	Commercial
Assessor:	Weld
Stories:	1

Property Overview

Excellent opportunity to own a medical office condominium in the West Greeley submarket. Efficient layout with large reception, treating rooms, kitchenette, private office and basement storage. Ample parking and easy to find location make this one of a kind for the trade area. Plumbing throughout the unit and great for medical or office users. Class A business park with shared entrance and professional environment.

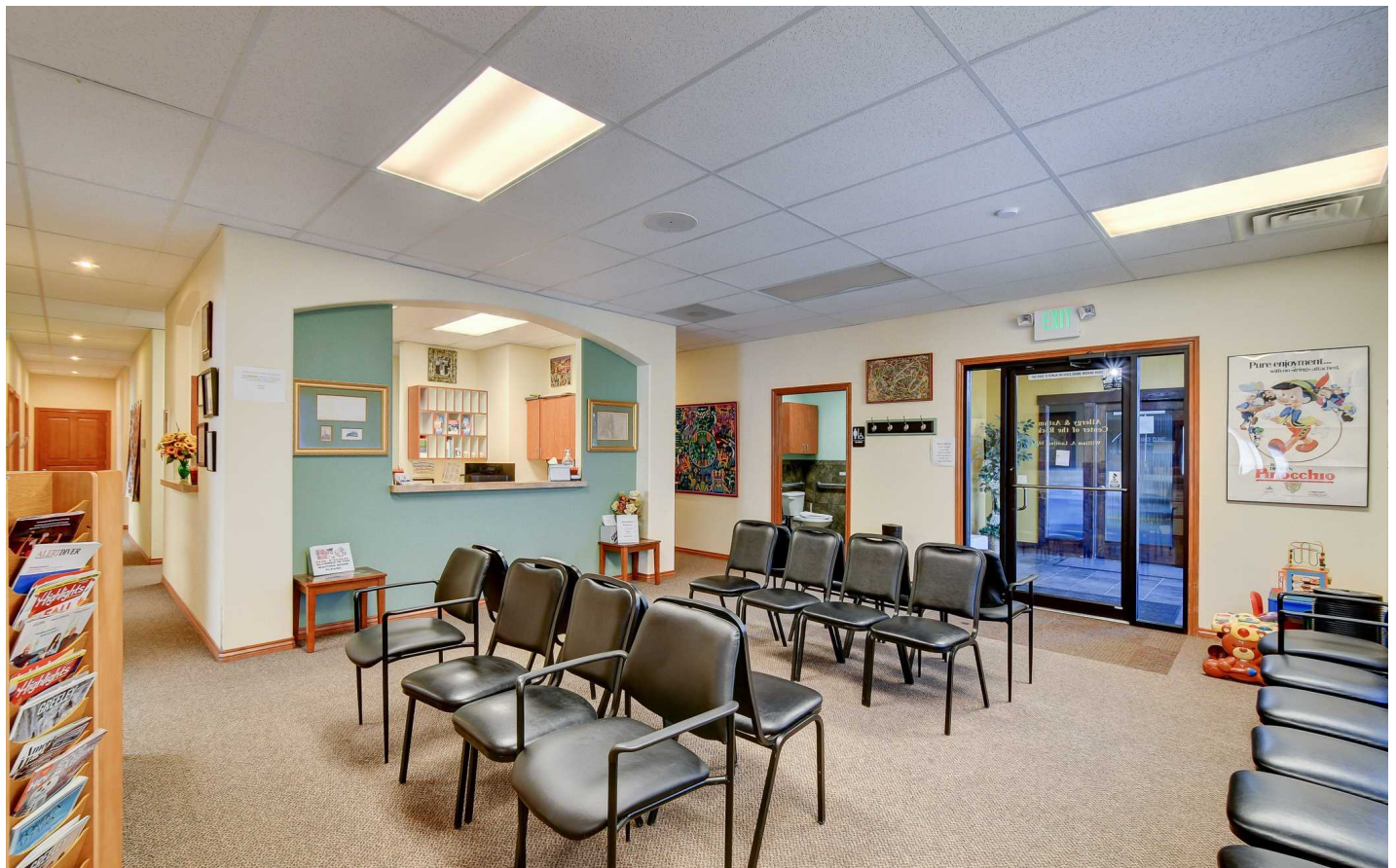
CONFIDENTIAL SALE - DO NOT DISTURB TENANT

Location Overview

Excellent location in West Greeley with convenient access to Highway 34 and less than 10 miles to I-25. Access to steady income and high-density demographics.

PROPERTY PHOTOS

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634



Phil Kubat
(720) 909-8557
phil@transworldcre.com

TRANSWORLD
Commercial Real Estate

PROPERTY PHOTOS

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634



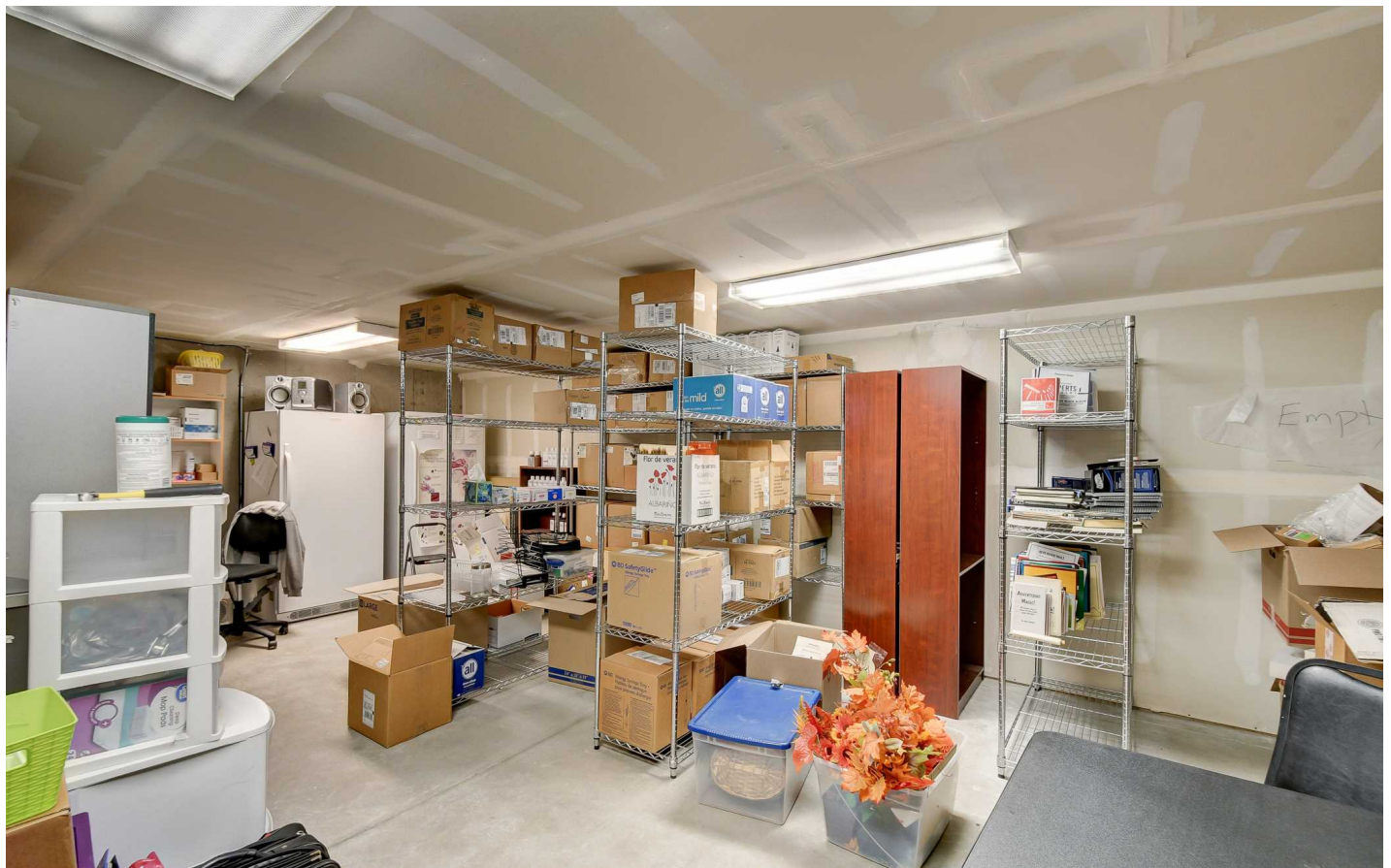
PROPERTY PHOTOS

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634



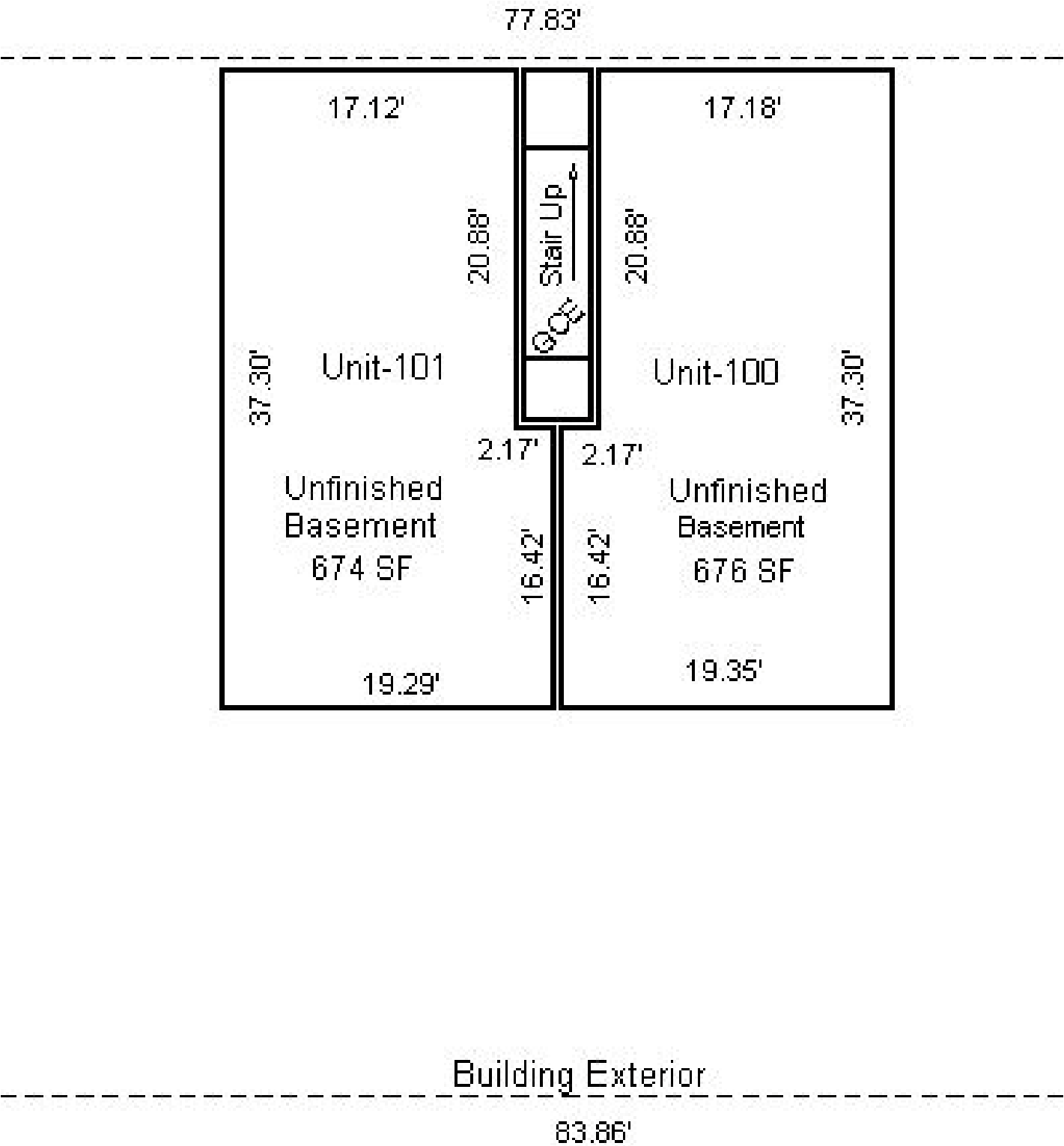
PROPERTY PHOTOS

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634



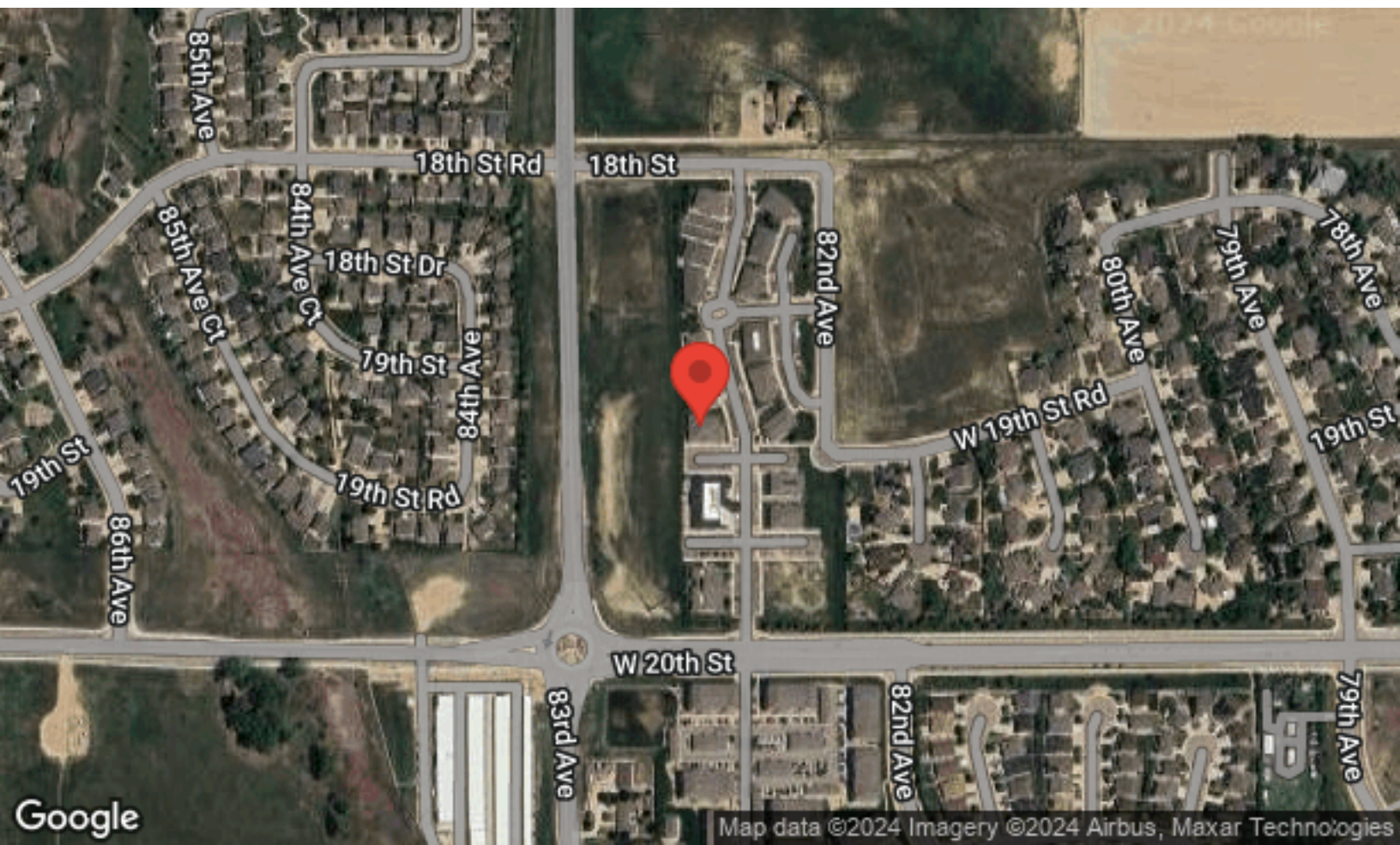
PROPERTY PHOTOS

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634



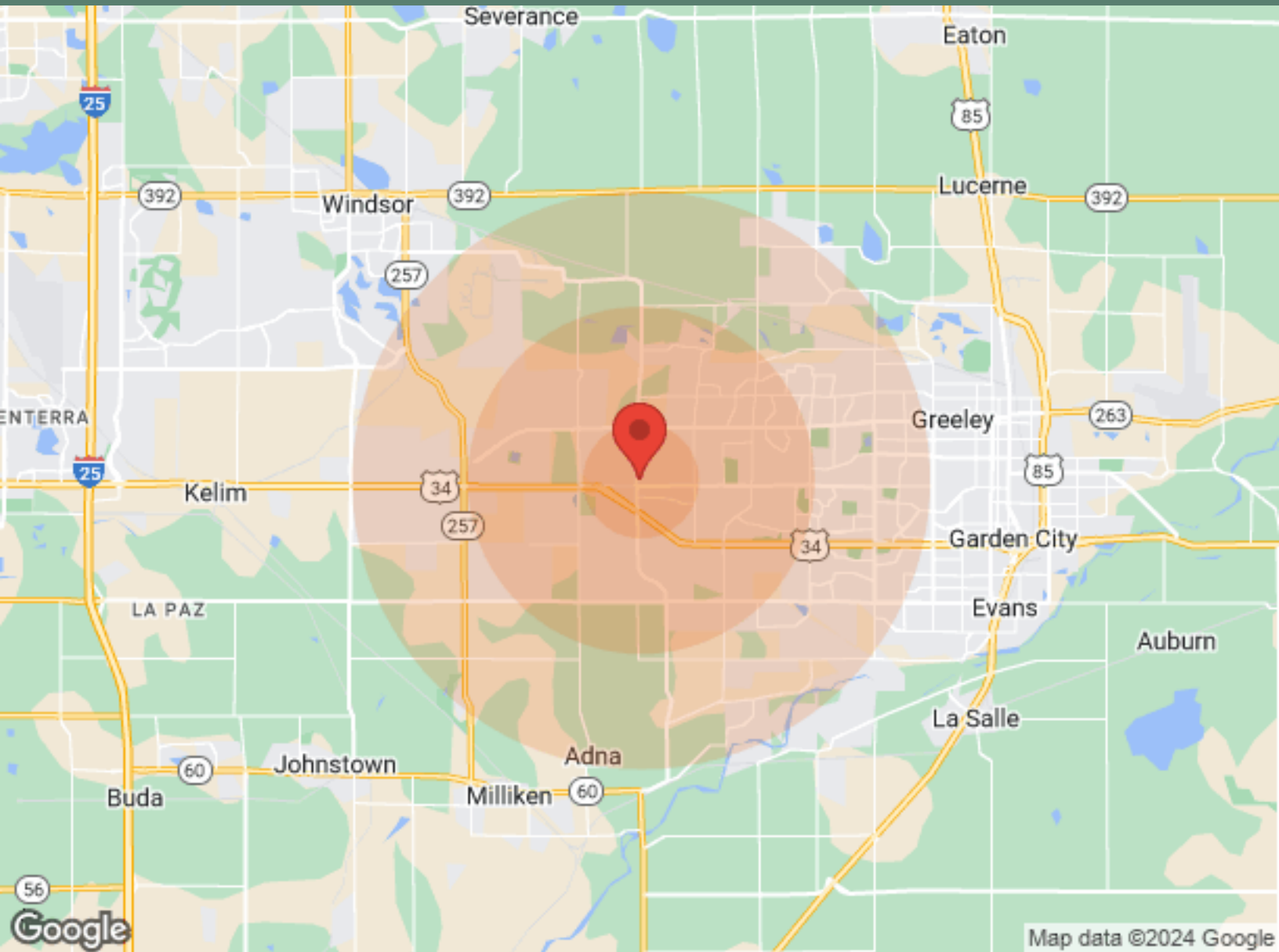
LOCATION MAPS

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634



DEMOGRAPHICS

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634



Population	1 Mile	3 Miles	5 Miles
Male	N/A	11,571	33,251
Female	N/A	10,789	34,275
Total Population	N/A	22,360	67,526
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	4,411	13,963
Ages 15-24	N/A	3,050	9,093
Ages 25-54	N/A	8,229	24,828
Ages 55-64	N/A	2,824	8,050
Ages 65+	N/A	3,846	11,592
Race	1 Mile	3 Miles	5 Miles
White	N/A	20,915	59,867
Black	N/A	49	147
Am In/AK Nat	N/A	12	112
Hawaiian	N/A	N/A	13
Hispanic	N/A	3,177	15,320
Multi-Racial	N/A	2,560	14,234

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$78,445	\$60,548
< \$15,000	N/A	446	2,317
\$15,000-\$24,999	N/A	518	2,421
\$25,000-\$34,999	N/A	595	2,318
\$35,000-\$49,999	N/A	1,024	3,760
\$50,000-\$74,999	N/A	1,746	5,359
\$75,000-\$99,999	N/A	1,399	3,823
\$100,000-\$149,999	N/A	1,782	3,897
\$150,000-\$199,999	N/A	465	982
> \$200,000	N/A	498	849

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	8,877	27,636
Occupied	N/A	8,337	25,881
Owner Occupied	N/A	6,376	18,192
Renter Occupied	N/A	1,961	7,689
Vacant	N/A	540	1,755

TENANT/BUYER DISCLOSURE

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

TENANT/BUYER DISCLOSURE

Medical Office Condo
8223 West 20th Street | Greeley, CO 80634

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker