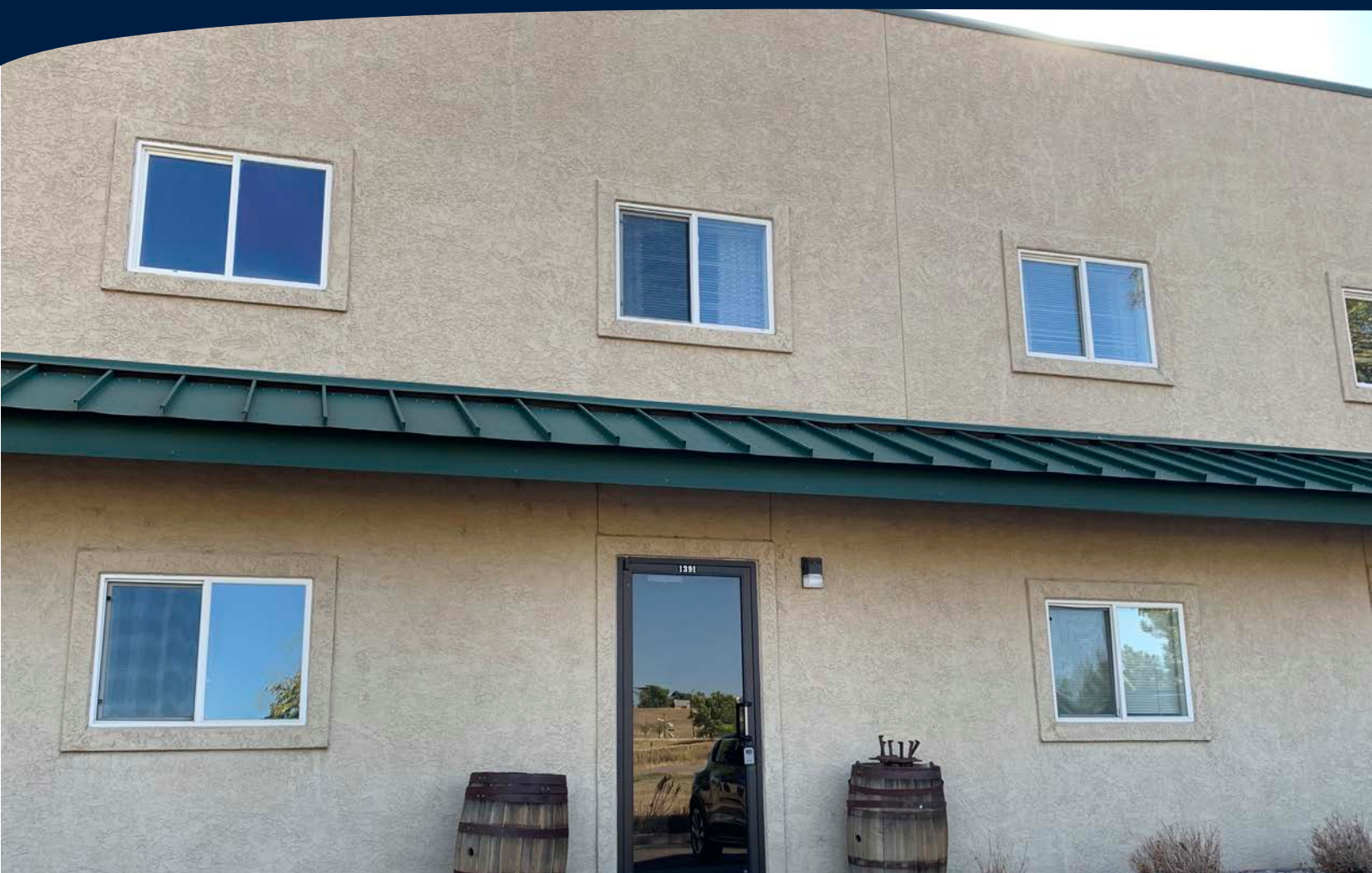




LIVE/WORK – OFFICE/WAREHOUSE

PROPERTY TYPE: LIVE/WORK or OFFICE/WAREHOUSE

AVAILABLE: 2,216 SF

LEASE RATE: \$9.95/SF NNN

Ideal for Artists, Creatives, or Small Businesses

KEY FEATURES:

- Fully air-conditioned
- 200 amp, 3 phase power
- Easy access to I-25 & the Front Range
- 12' x 14' overhead door
- Ample space for work, business and living

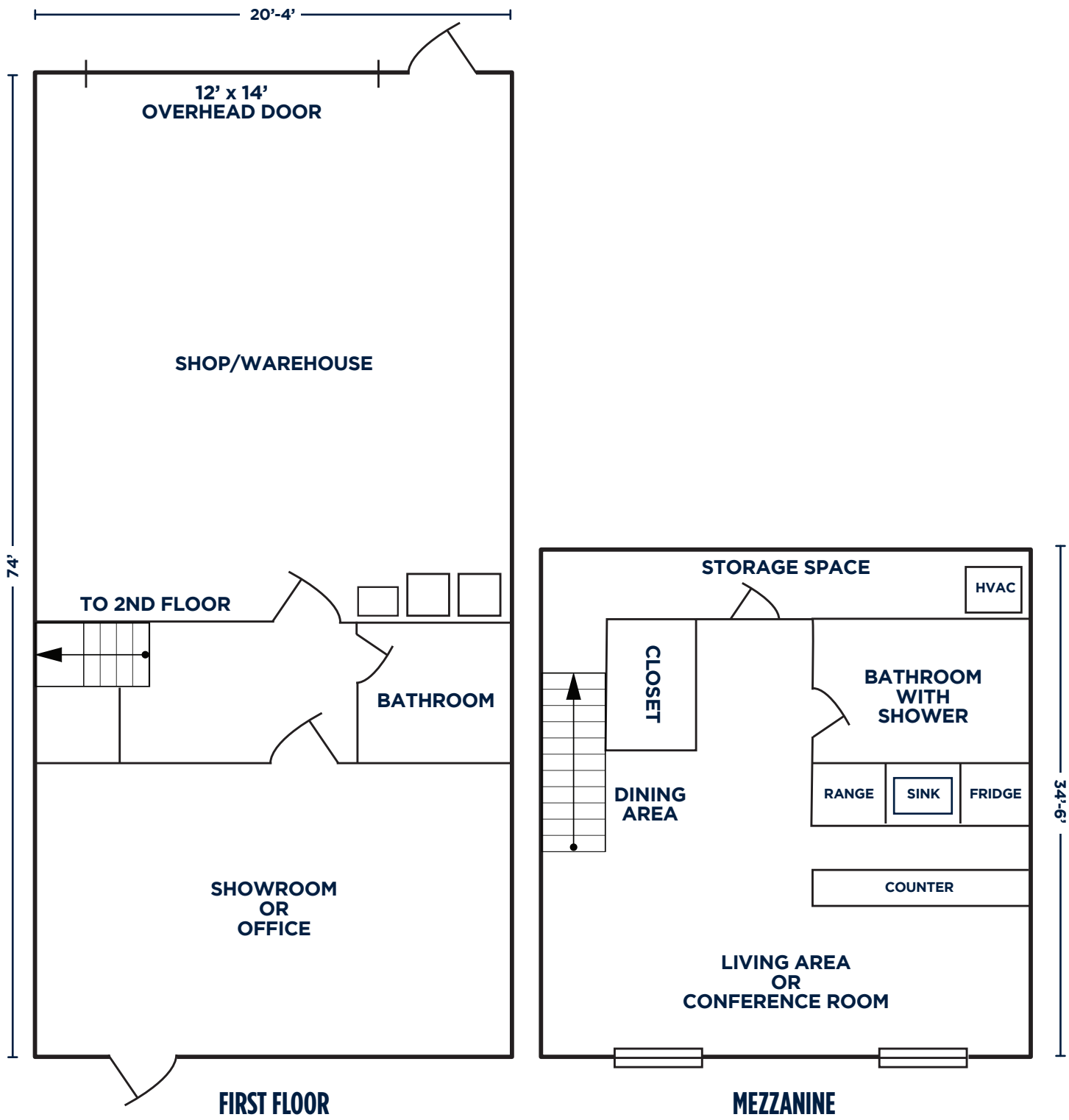
This versatile space offers the perfect blend of work and living spaces. The first floor features a spacious showroom or office, along with a large shop/warehouse with newly painted floor.

Upstairs, you'll find comfortable living quarters with a kitchen and $\frac{3}{4}$ bath, or this area can be re-purposed as a conference room or training space.

BRUCE CAMPBELL Broker
970.231.6824
bruce@realtec.com

PATRICK O'DONNELL Broker
970.231.5576
patricko@realtec.com

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM



FEATURED PROPERTY

1391 S. GARFIELD AVENUE • LOVELAND, CO 80537



SHOP-WAREHOUSE



UPSTAIRS KITCHEN



SECOND FLOOR LIVING AREA



SHOWROOM OR OFFICE



UPSTAIRS BATHROOM



SHOP-WAREHOUSE



SHOP-WAREHOUSE

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patricko@realtec.com

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SITE LOCATION

1391 S. GARFIELD AVENUE • LOVELAND, CO 80537

23.8

MILES
TO FORT COLLINS

22.3

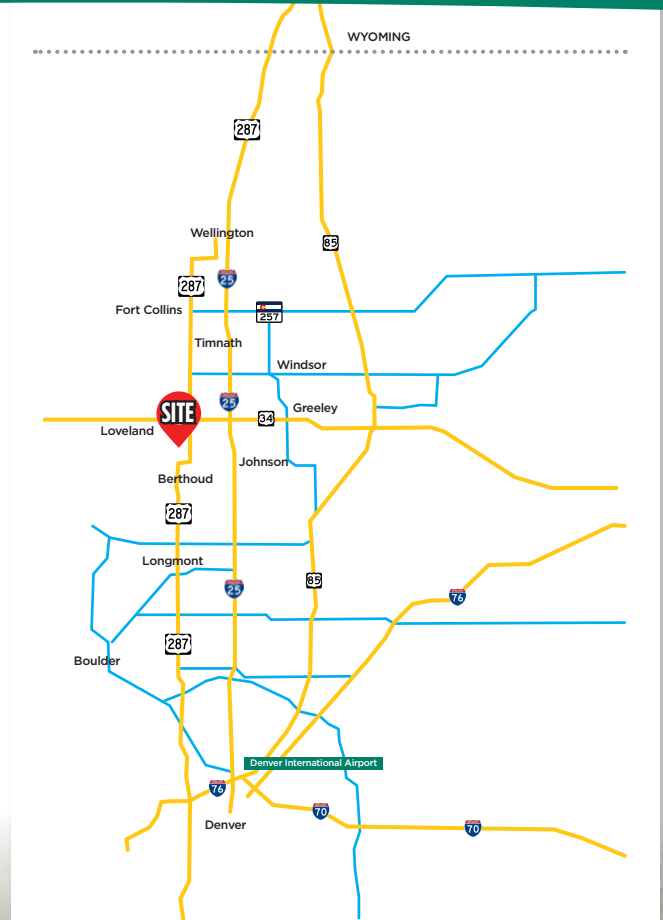
MILES
TO GREELEY

60.1

MILES
TO CHEYENNE

52

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
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Loveland

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