

1601 N Lincoln Ave
Loveland, CO, 80538

FOR SALE
Zone: B

\$1,100,000



HIGHLIGHTS

- East Suite:
- 5,500 Sqft of showroom space
- 4,100 Sqft Office/Backroom
- Flex/Conference room
- ADA Bathrooms
- Plenty of Storage
- ½ Block N of New Sprouts!

- West Suite:
- 3,000 Sqft
- ADA Bathrooms

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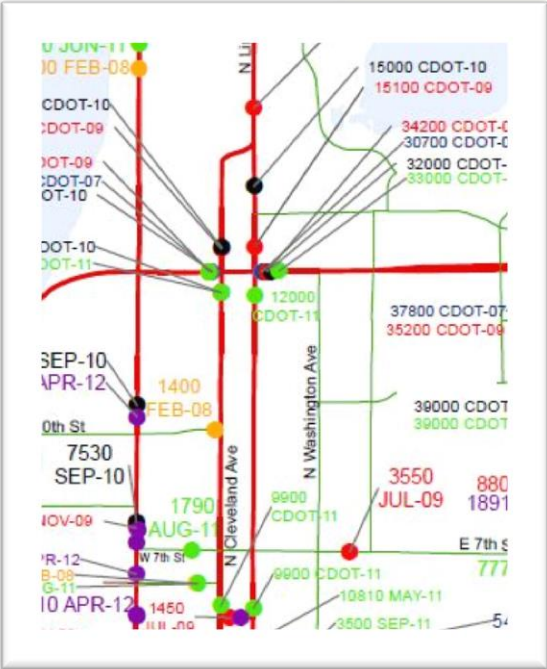
**A BETTER WAY IN COMMERCIAL
REAL ESTATE**

Buyer/Tenant to confirm all information

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FOR SALE

Showroom/Office/Warehouse



This 12,600 SF building is zoned "B" and is located just a 1/2 block north of the New Sprouts store on the corner of Lincoln and Highway 34.

Traffic Count from the City of Loveland 2012 map indicates over 15,000 VPD.

A new urethane roof was installed in 2015.

Included is a 4,000 Sqft basement with low ceiling for some storage.

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