

# RE/MAX

COMMERCIAL

FOR SALE

1325 S. Saint Louis Ave.

LOVELAND, CO 80537

*~185 Feet of Premium Frontage Along CO Hwy 402 (14th Street SE)*

*~Hard Corner Location at Signaled Intersection*



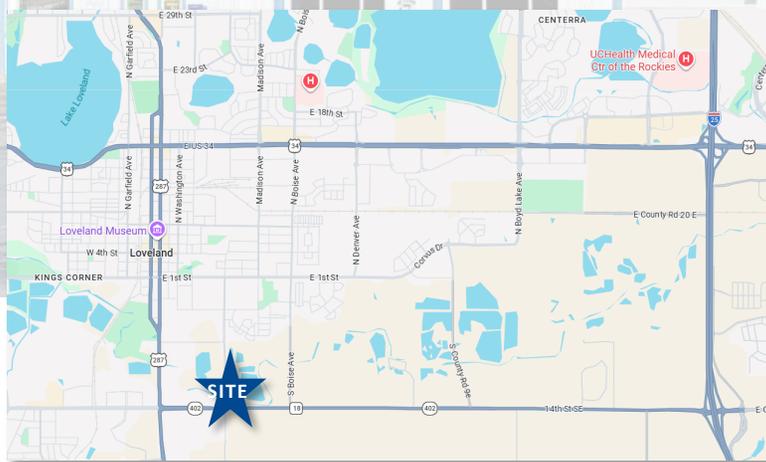
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## Broker Contact

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### Offering Summary

- High exposure opportunity with over 185 feet of frontage along CO Hwy 402.
- **Offered at \$980,000 (\$210 per sf).**
- 4,656 SF building situated on 1.22 acres. YOC 1977.
- Combined traffic count of 25,350 vehicles per day.
- Located in Larimer County's 'CC' Commercial Corridor zoning. Historical uses have been automotive repair and sales.
- Currently divided into 4 units, with minimal modification required to create contiguous space. The property contains 4 restrooms, one in each unit.
- Site improvements include secured fenced yard, covered yard storage, fresh grading, and new crushed asphalt.
- Located within the Colorado Enterprise Zone providing potential tax incentives.
- Full access from CO Hwy 402 and S. Saint Louis Avenue. Convenient access to I-25, approx. 3.7 miles east via Hwy 402.
- Served by well and septic. Property includes oil/water separator and two automotive lifts.

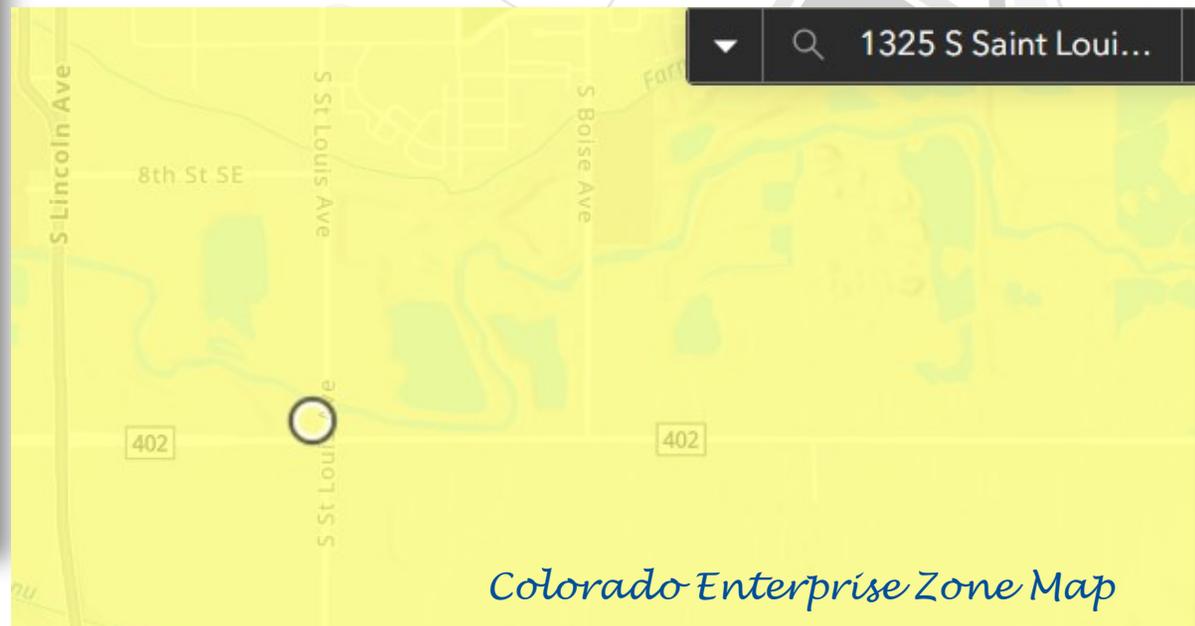


**RE/MAX Commercial Alliance is pleased to present the opportunity to acquire this high-exposure commercial property situated on 1.22 acres with 185 feet of premium frontage along Highway 402.**

The site offers full turning access to and from both Highway 402 and South Saint Louis Avenue, benefiting from a combined average daily traffic count of approximately 25,350 vehicles. Positioned within the Colorado Enterprise Zone Program, the property may qualify for valuable state tax incentives designed to encourage capital investment and business growth within designated areas.

The approved historical use includes vehicle sales and automotive repair. The sale includes two vehicle lifts and covered yard storage, providing immediate functionality for an owner-user or investor seeking an automotive-oriented asset.

Contact the listing broker for additional information and detailed offering materials.



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Site Photos



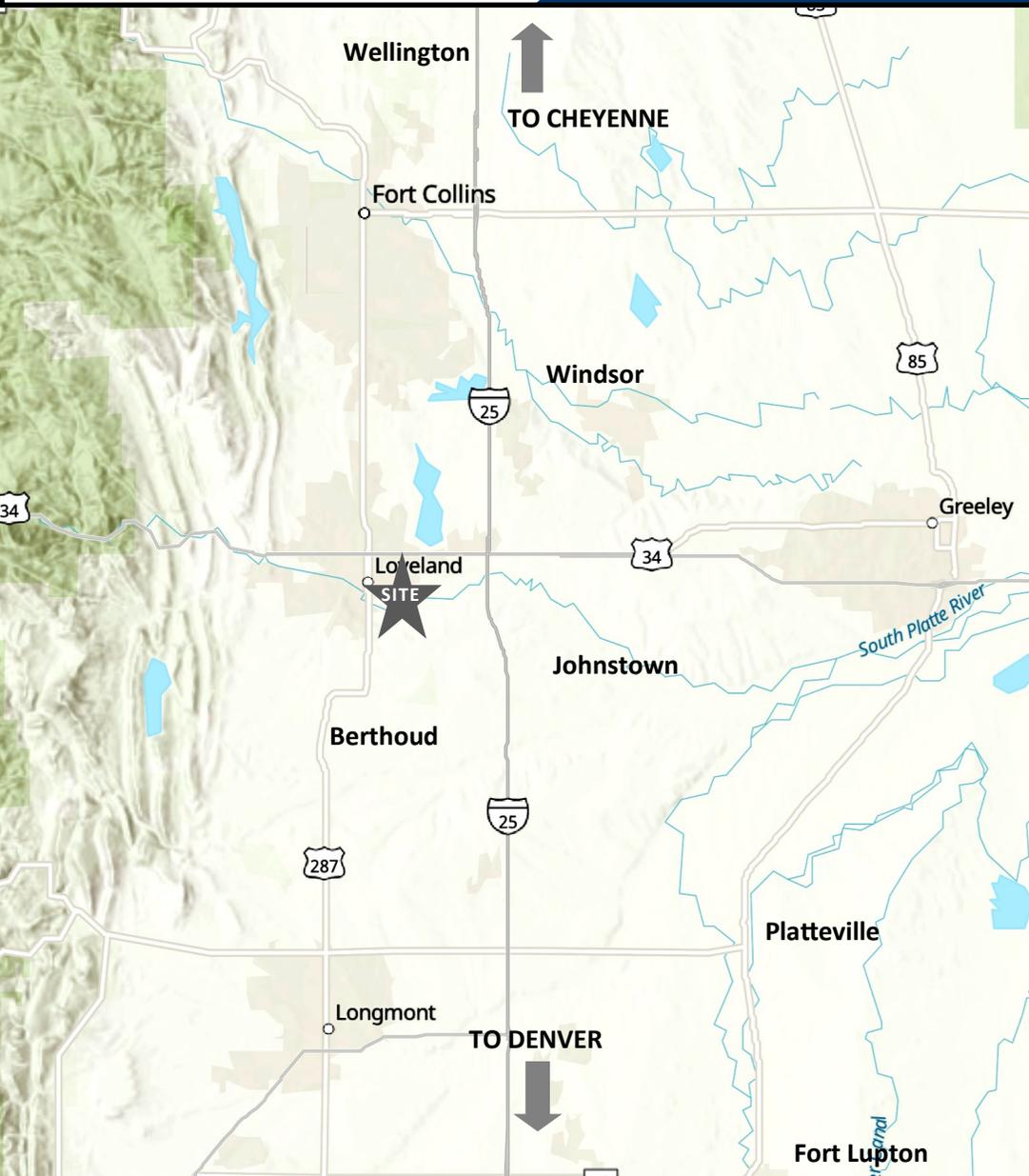


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### REGIONAL INFORMATION

# Location Overview



## Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: [choosecolorado.com](http://choosecolorado.com)

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REGIONAL INFORMATION

# Northern Colorado Overview

## TOP EMPLOYERS

Vestas

WOODWARD



SMUCKERS

UC Health

## KEY INDUSTRY CLUSTERS



ADVANCED  
MANUFACTURING



HEALTH &  
WELLNESS



ENERGY & NATURAL  
RESOURCES



FOOD &  
AGRICULTURE



TRANSPORTATION &  
LOGISTICS

## NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per  
Capita Income



## REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

## QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development



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