

**REDEVELOPMENT SITE FOR SALE**  
**SALE PRICE: \$1,100,000 (\$10.00/SF)**

**REDEVELOPMENT OPPORTUNITY IN  
CENTRAL LOVELAND**

**PROPERTY FEATURES**

<b>Total Property Size</b>	2.52 Acres
<b>Zoning</b>	<a href="#">B (Developing Business)</a>
<b>Access</b>	Madison Ave & 7th St
<b>Uses</b>	Residential, Commercial, Business



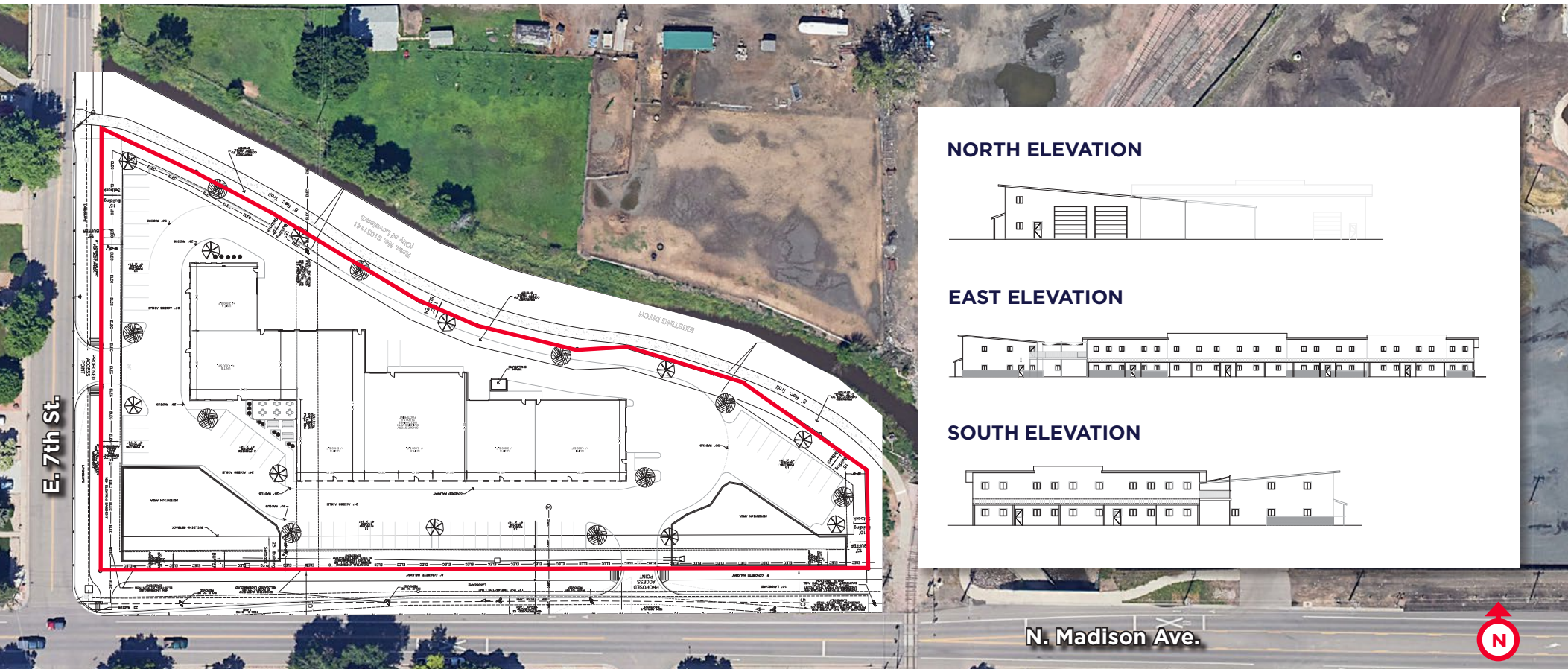
## INDUSTRIAL CONCEPT SITE PLAN

### HIGHLIGHTS

- 25,000 SF Conceptual Building with Mezzanine Opportunity
- Retail/Industrial/Flex Units
- Drive-in Loading

### FEATURES

This location is well-suited for redevelopment of a multi-tenant industrial/flex complex that could feature small-bay industrial, for lease or for sale, suited to the wide array of small businesses throughout northern Colorado.



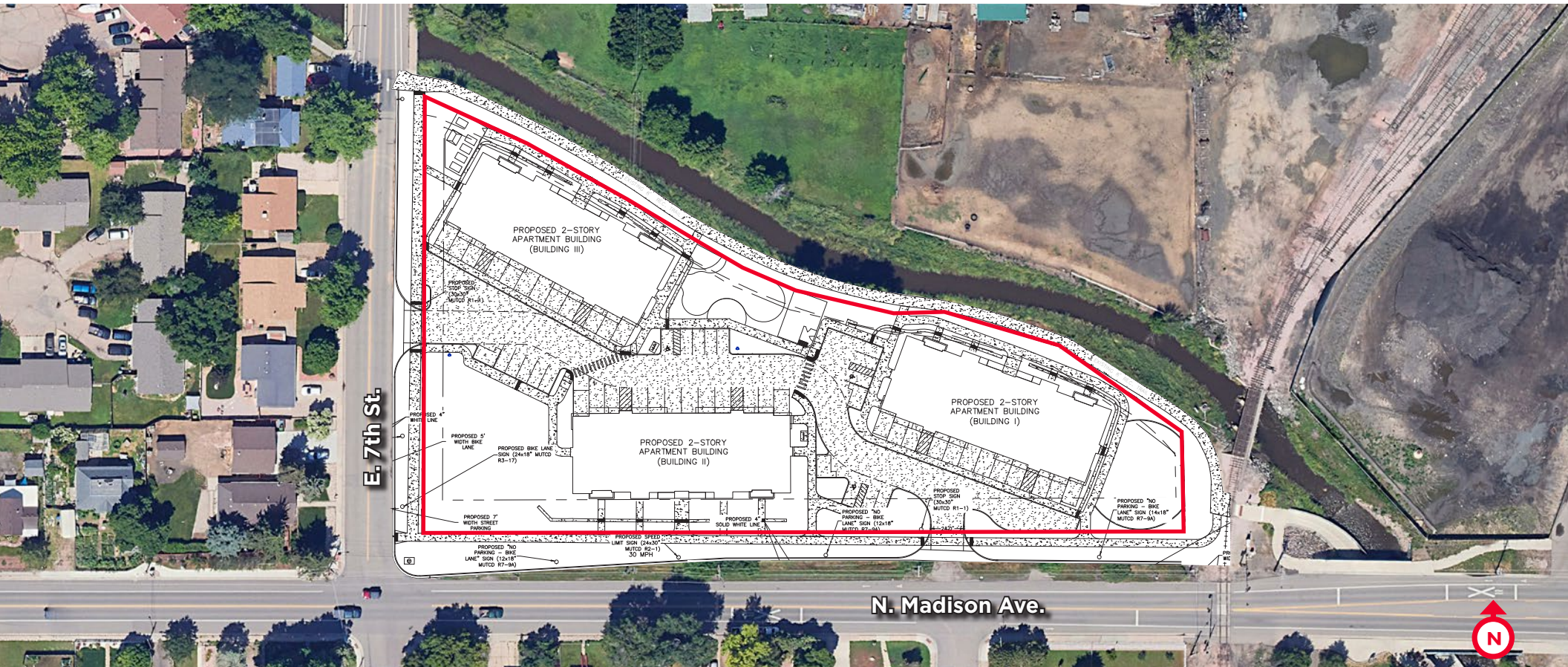
## RESIDENTIAL CONCEPT SITE PLAN

### HIGHLIGHTS

- 3 Buildings
- 2-Stories Each
- 36 Townhome/Apartment Units

### FEATURES

Unique infill residential opportunity for townhomes (for rent/sale) at a location that is very close to retail and shopping amenities. There are large lot residential properties to the west and south giving this site a very open feel. Seller has pursued this concept with City Planning as depicted below.





# FOR SALE 729 NORTH MADISON AVENUE

LOVELAND, COLORADO 80537

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