



FOR SALE

1401 W 29TH STREET | LOVELAND, CO 80538

Owner/Occupied: Multi-Tenant Investment Opportunity Offered at \$2,000,000



13,000 Square Feet
Approx. 1.37 Acres



\$46,099.80
2024 Property Taxes



Located at the Corner
of 29th St and Taft Ave

CHAD BRENT

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1401 W. 29th Street presents a rare opportunity to acquire a well-located professional office building in central Loveland positioned at the highly visible intersection of W. 29th Street and Taft Avenue, one of the city's primary east-west corridors.

The property consists of approximately 13,000 square feet of office space within a two-story professional office building situated on a ±1.37-acre site with strong parking and signage visibility. The building's flexible suite configuration allows the property to function effectively as either:

- Owner-occupant headquarters
- Multi-tenant office investment
- Hybrid owner-occupant with supplemental lease income

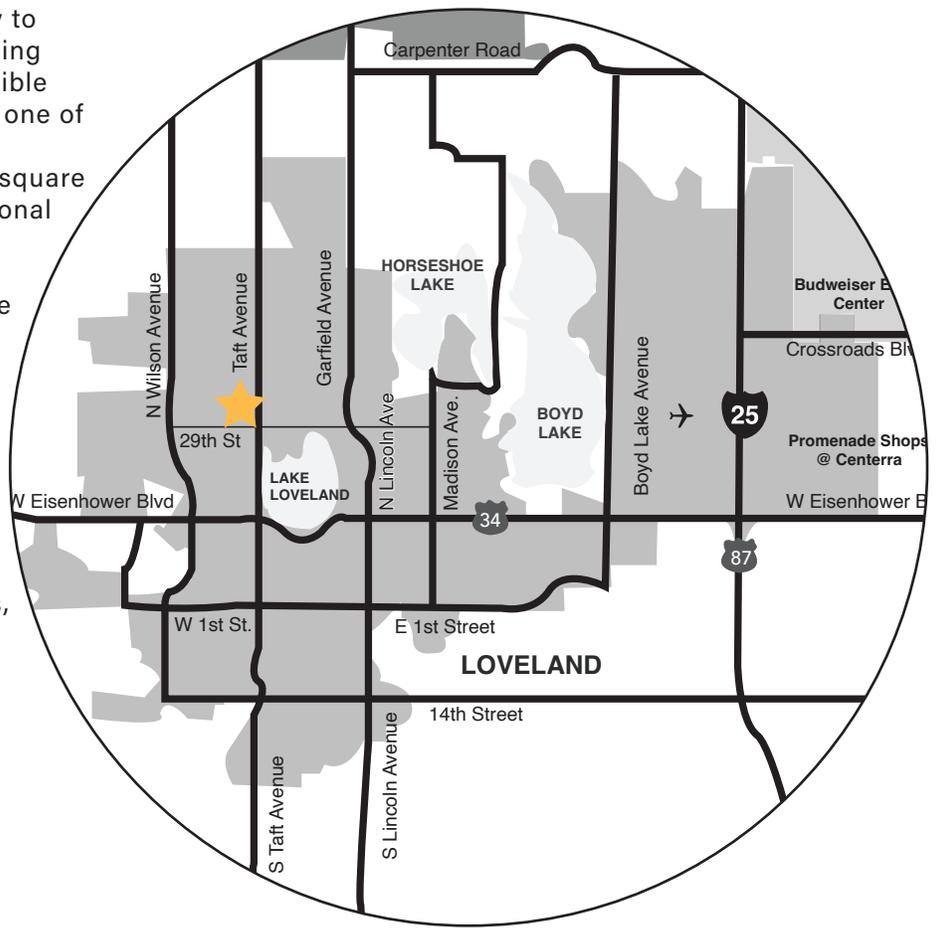
This location offers immediate access to Downtown Loveland, Lake Loveland, Highway 34, and surrounding residential neighborhoods, making it highly attractive for professional services firms seeking convenience for both employees and clients.

LOCATION:

Corner of 29th Street & Taft Avenue

I-25 | 7.5 Miles

HWY 34 | 1.5 Miles



PROPERTY HIGHLIGHTS

1401 W 29TH STREET

- Priced below replacement cost
- Multi Tenant Opportunities
- Owner-User
- Large 1.27 acre lot
- Ample parking
- Strategically Located
- 1st time available in over 40+ years
- Square Footage
- Main level SF 7,094
- Upper level SF 4,786
- Basement SF 1,733
- Tenant Main Level East SF 1,042
- Tenant Main Level West SF 1,276
- 1.37 Acre Lot
- Zoned Developing Business
- Utilities: City of Loveland & Xcel
- 2024 Property Taxes = \$46,099.80
- 2025 Taxable Value = \$2,070,400.00
- Mill Levy = 79.807
- Actual Value = \$577,641.00
- Assessed Value = \$577,641.00



Denver International
Northern CO Regional
Greeley-Weld County
Cheyenne Regional



Great Western Railway
Burlington Northern Santa-Fe
Railway (BNSF)
Union Pacific Railroad



I-25
Highway 392
Highway 257
Highway 34

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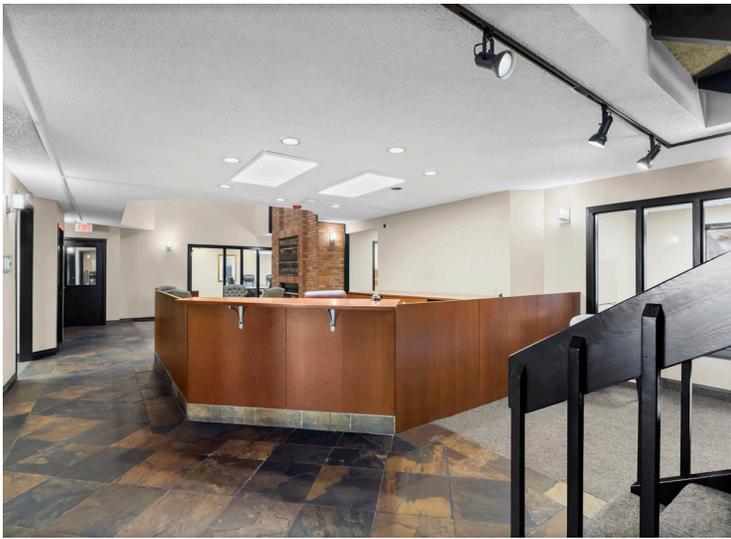
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Demographics Source: windsorgov.com

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Designed by: SouthpawCreative.Online



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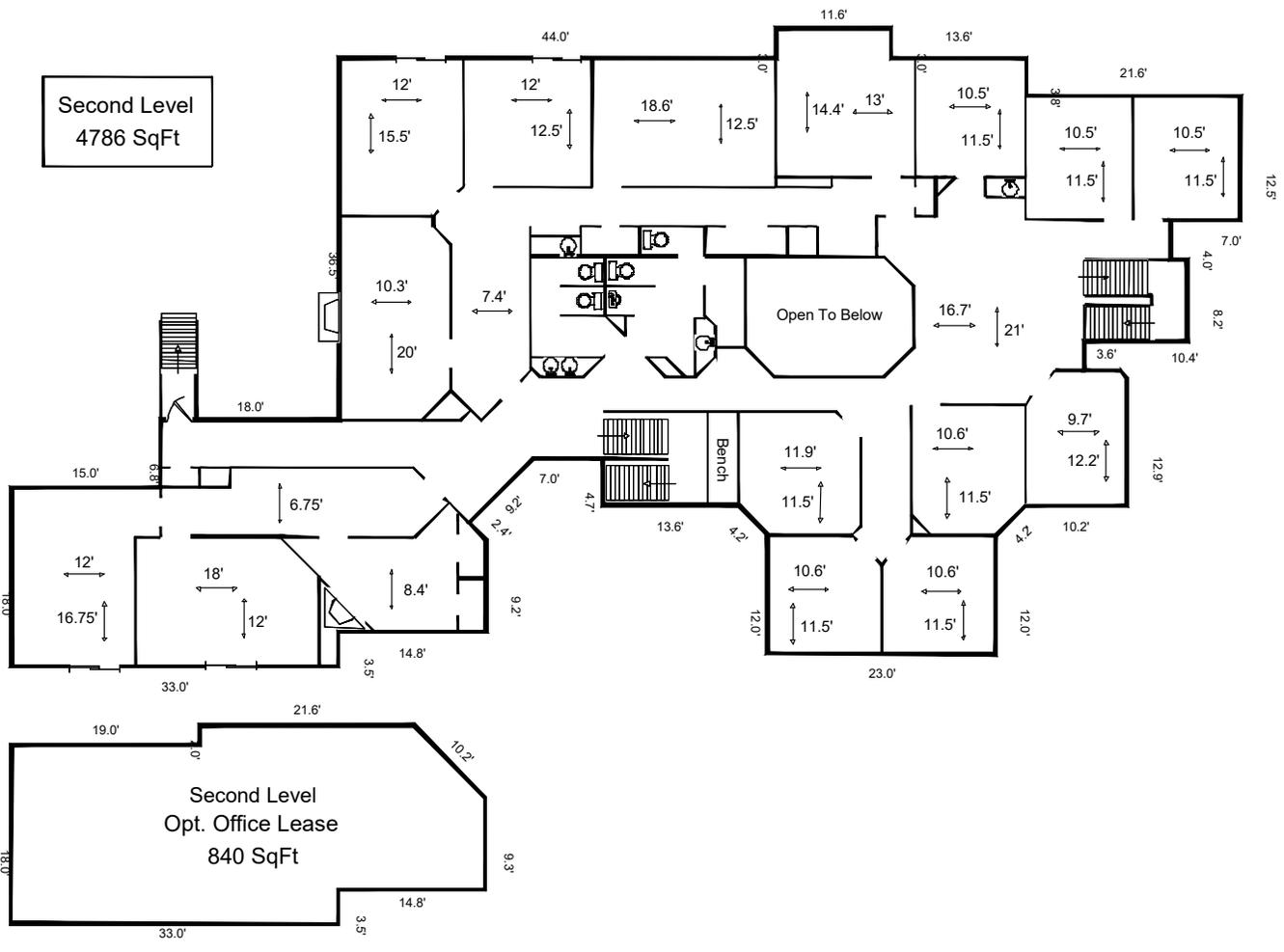
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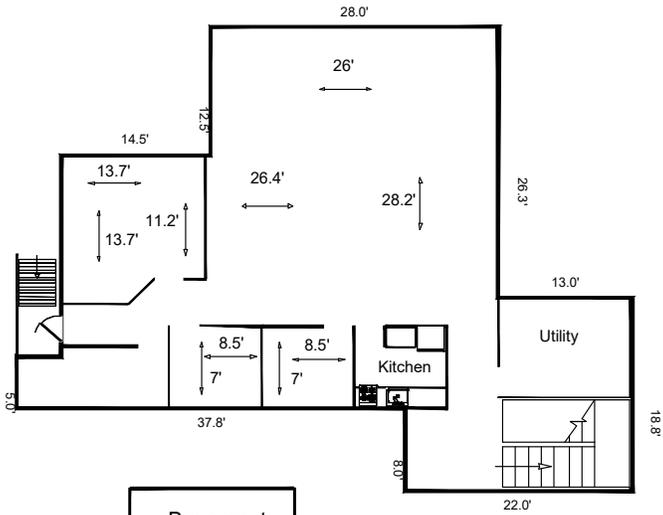
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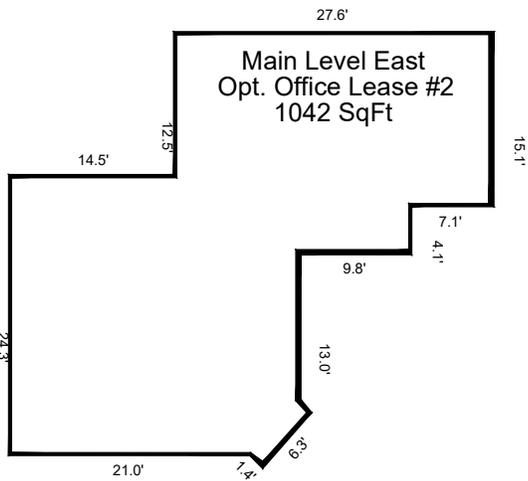
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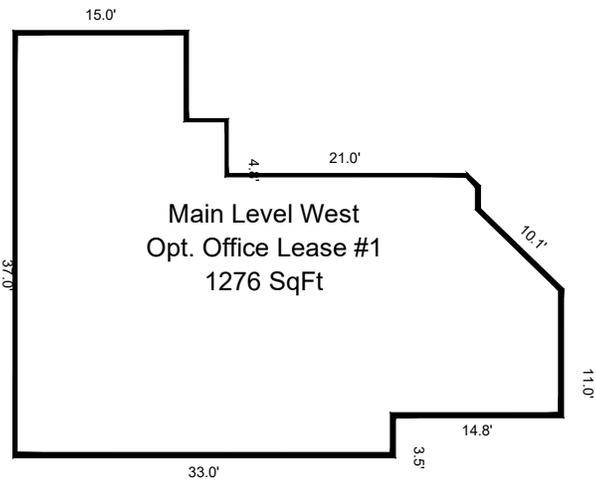
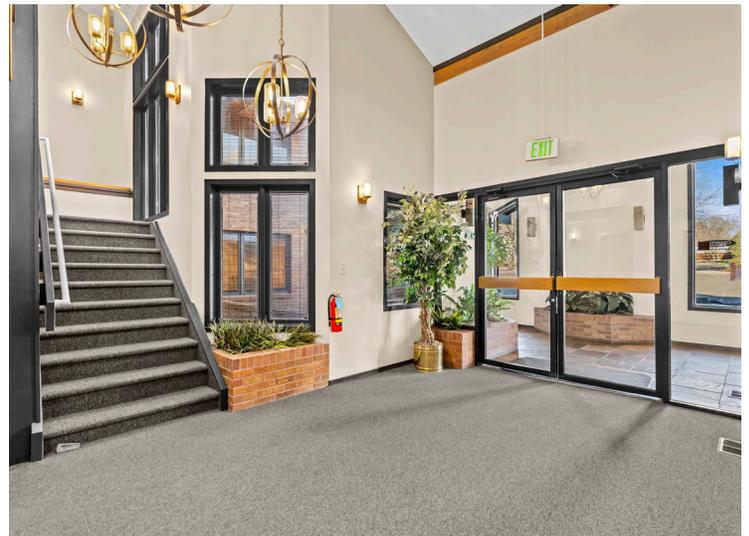




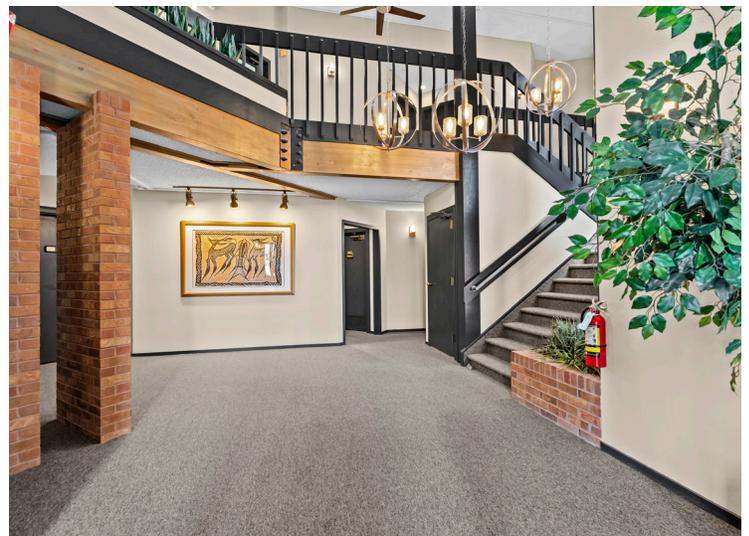
Basement
1733 Sq. Ft.



Main Level East
Opt. Office Lease #2
1042 SqFt



Main Level West
Opt. Office Lease #1
1276 SqFt



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