

## INDUSTRIAL BUILDING FOR SALE

**\$850,000**



### 418 EAST 3RD STREET

Loveland, CO 80537

#### PROPERTY HIGHLIGHTS

- Flexible DT (Down Town) Zoning
- Power 400a/120 - 208v 3p
- Paved parking out front
- Ally access in back for large vehicle delivery and export



AVAILABLE SF

2,928 SF



BUILDING SF

2,928 SF



LOT SIZE

6,970 SF



PARKING

10



TAXES

\$11,183



YEAR BUILT

1973

#### PROPERTY DESCRIPTION

This prime 2,928 square foot commercial building, located in the heart of downtown Loveland, Northern Colorado, offers exceptional visibility and high foot traffic. With its spacious layout, it's the perfect space for retail, restaurant, office, or mixed-use purposes. Surrounded by vibrant local businesses and easy access to major roads, this property is an ideal investment opportunity in a rapidly growing area.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.





# PARCEL MAP



**JEFF WALSH**

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**DENISE BACA**

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# LOCATION MAP



**JEFF WALSH**

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**DENISE BACA**

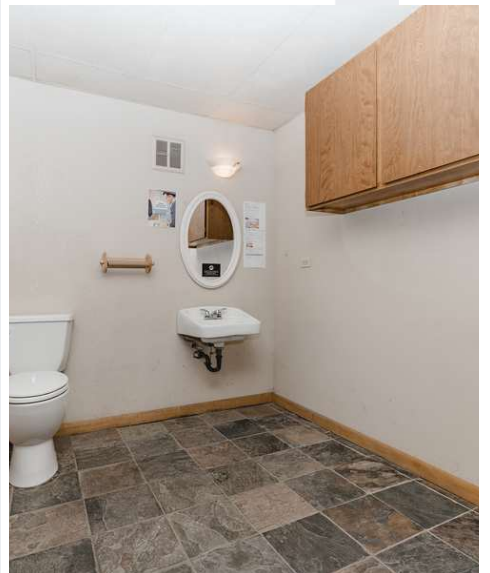
303.775.0511

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# PHOTOS



**JEFF WALSH**

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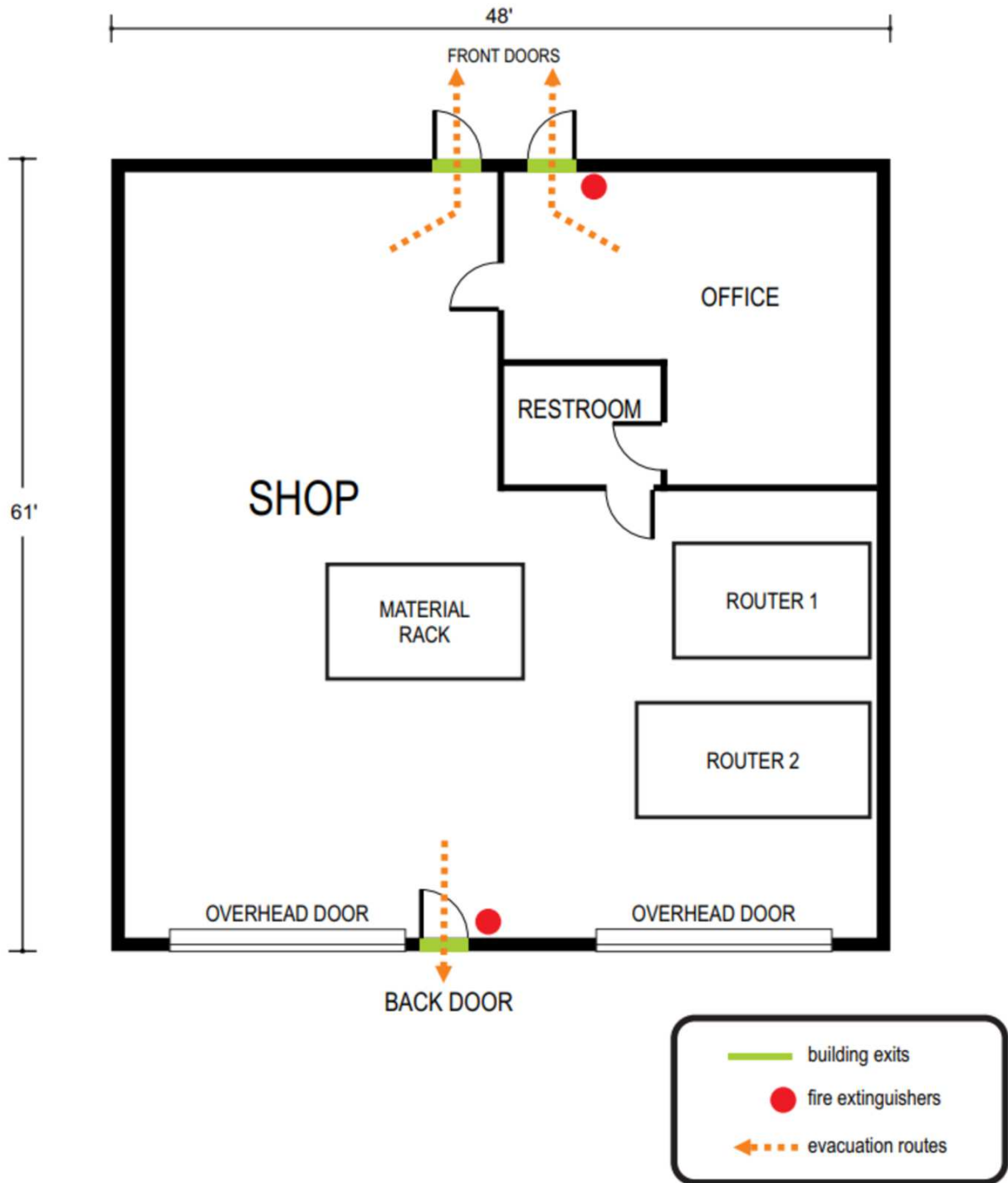
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**MADISON  
COMMERCIAL  
PROPERTIES**

# Schlosser Signs

3rd Street Shop  
Loveland, Colorado



**JEFF WALSH**

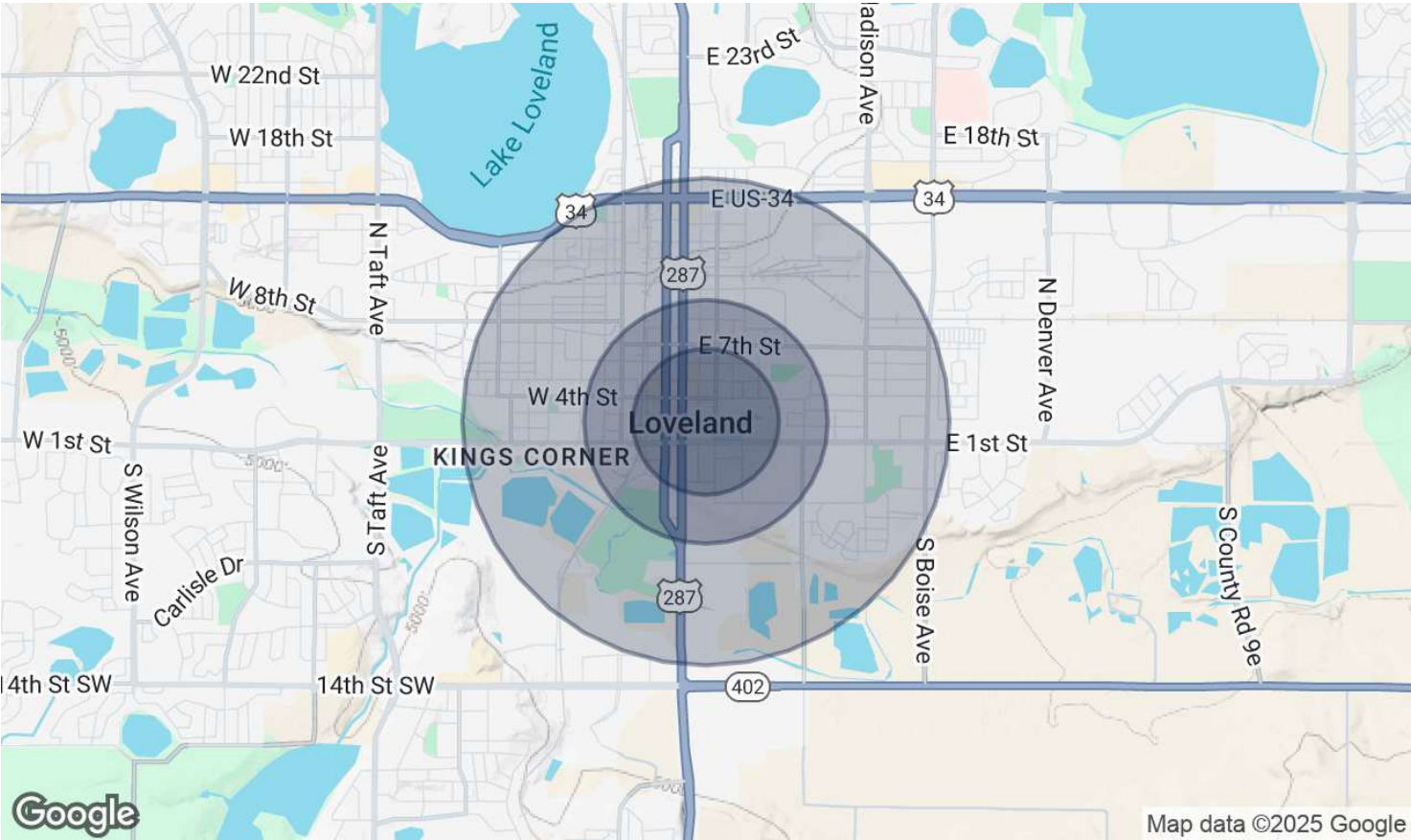
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,548	3,356	9,795
Average Age	43	43	43
Average Age (Male)	42	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	869	1,770	4,719
# of Persons per HH	1.8	1.9	2.1
Average HH Income	\$67,988	\$74,973	\$86,052
Average House Value	\$1,192,112	\$918,277	\$678,436

Demographics data derived from AlphaMap