



**Lot SqFt:** 6,750    **Approx. Acres:** 0.15  
**Elec:** City of Lvl'd    **Water:** City of Loveland  
**Gas:** Xcel  
**Trash:**  
**PIN:** R0394076    **Zoning:** B  
**Metro Dist:** No

**Available Date:**  
08/31/2025

**Min/Max Vacant:**    **Floor Levels:** 3

**Total Bldg SqFt:** 6310

**Total SqFt Leased:** 5500

**Min SqFt Avail:** 5500    **Max SqFt Avail:** 5500

**Potential Rental Income:** \$100,000  
**Less Vacancy Rate:** 0%  
**Effective Rental Income:** \$100,000  
**Gross Operating Income:** \$100,000  
**Property Taxes:** \$26,826  
**Tax Year:** 2024  
**Total Operating Expense:** \$26,826  
**Net Operating Income:** \$73,174  
**Cap Rate:** 4.72    **Gross Rent Mult.:** 15.5

## 504 W Eisenhower Blvd, Loveland 80537

**IREs MLS # :** 1039696

**\$1,550,000**

**SALE:** COMMERCIAL/INDUSTRIAL / INC

**ACTIVE**

**Locale:** Loveland

**County:** Larimer

**Subdivision:** Hearthstone

**Legal:** "POR LOT 2, HEARTHSTONE ADD, LOV DESC AS BEG AT SE COR LOT 2, TH ALG S LN SD LOT S 86 42' 40" W 60 FT TO W LN SD LOT, TH ALG W LN N 0 48' 40" E 62.8 FT, N 61 37' 30" E 68.6 FT TO E LN SD LOT, TH ALG SD E LN S 0 48' 40" W 91.9 FT M/L TPOB; ALSO POR W 12TH S"

**DOM:** 121

**Website:** <https://www.iresis.com/go/mls/1039696>

**Built:** 1964

**SqFt Source:** Other

**New Const:** No

**New Const Notes:**

**Listing Comments:** Attractive three-story office building with excellent visibility and direct frontage on Eisenhower Blvd, offering scenic views of Lake Loveland and the Front Range. The main level (2,036 SF) includes a 523 SF gym, two office suites, storage, janitorial space, multi-stall restrooms, and a break area. The second level (2,137 SF) features two executive offices, five additional offices, a large conference room overlooking the lake, an administrative area, single restroom, storage, and break area. The t (...)

### Property Features

**Construction:** Brick/Brick Veneer, Wall: Brick, Floor: Concrete **Roof:** Rubber/Membrane, Flat Roof **Commercial/Industrial Type:** Office, Office Condominium **Property Features:** Paved Parking **Views:** Back Range/Snow Capped, City View, Water View **Lot Improvements:** Street Paved, Curbs, Gutters, Sidewalks, Street Light, Alley, Fire Hydrant within 500 Feet **Road Access:** City Street **Basement/Foundation:** No Basement **Heating:** Forced Air, Hot Water, Zoned Heat, 2 or more Heat Sources **Cooling:** Central Air **Inclusions:** Kitchenette **Utilities:** Natural Gas, Electric **Water/Sewer:** City Water, City Sewer **Ownership:** Private Owner **Occupied By:** Owner Occupied, Tenant Occupied **Possession:** Tenant Will Vacate **Tenant Pays:** Gas, Electric, Water, Sewer, Interior Maintenance, Janitorial-Common **Gross Scheduled Income Includes:** Lease/Rents, Deposits Forfeited **Flood Plain:** Minimal Risk **Existing Lease:** Month-to-Month **Sale Includes:** Building(s), Land **Possible Usage:** Business **New Financing/Lending:** Cash, Conventional **Showing Instructions:** Appointment Only **Exclusions:** - Tenant's personal property

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**LO:** C3 Real Estate Solutions, LLC **Broker Phone:** 970-225-5152

**Buyer Excl:** No **Contract:** R **For Showings:** ShowingTime: 800-746-9464

**Min EM:** \$15,000 **EM Recip:** Chicago Title **Lim Service:** N

Prepared By: Brian Trainor - Nov 18, 2025, 11:49:25 AM

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