



Lot SqFt: 6,750	Approx. Acres: 0.15
Elec: City of Lvld	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 **Price:** \$1,550,000

SALE: COMMERCIAL/INDUSTRIAL / INC **Status:** 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

LA: Brian Trainor **Phone:** 970-402-6200 **Email:** 970Team@gmail.com **Fax:** 970-221-3627

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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