

OWNER-USER MULTI-TENANT INVESTMENT OPPORTUNITY



1401 WEST 29TH STREET

Loveland, Colorado 80538 | \$2,000,000

Offering Highlights

- Opportunity: Owner User with two tenants
- \$2,000,000 (\$167/SF)
- +/- 11,997 SF
- Ample parking on large 1.37 acre lot
- Corner location at 29th Street and Taft Av
- Basement not included in price



TheGroup

CHAD BRENT

Broker Associate/Partner
970-290-4709
cbrent@thegroupinc.com

JASON BILLINGS

Broker Associate/Partner
970-581-6444
jbillings@thegroupinc.com

RHETT STROM

Commercial Real Estate Advisory
970-692-4454
rstrom@thegroupinc.com



Property Details

- Built: 1985
- Square Footage:
 - Main Level **7,094 SF (owner-user)**
 - Upper Level **4,786 SF (owner-user)**
 - Basement **1,733 SF (conference room, kitchen, dry storage)**
 - Tenant Main Level East **1,042 SF**
 - Tenant Main Level West **1,276 SF**
- 1.37 Acre Lot with Ample Parking
- Zoned Developing Business
- Floor Plans on Last 2 Pages



Lease Overview

- **Suite 1 lease:** \$20,254/year (\$14.92/SF NNN).
Expiration 08/31/29 (no option)
- **Suite 3 lease:** \$15,892/year (\$14.50/SF NNN).
Expiration 05/31/30 (1-5 year option)



**Square Footage Source: Larimer County Assessor*

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RECEPTION



CONFERENCE ROOM



FIREPLACE LOUNGE



OFFICE



OFFICE



UPPER LEVEL

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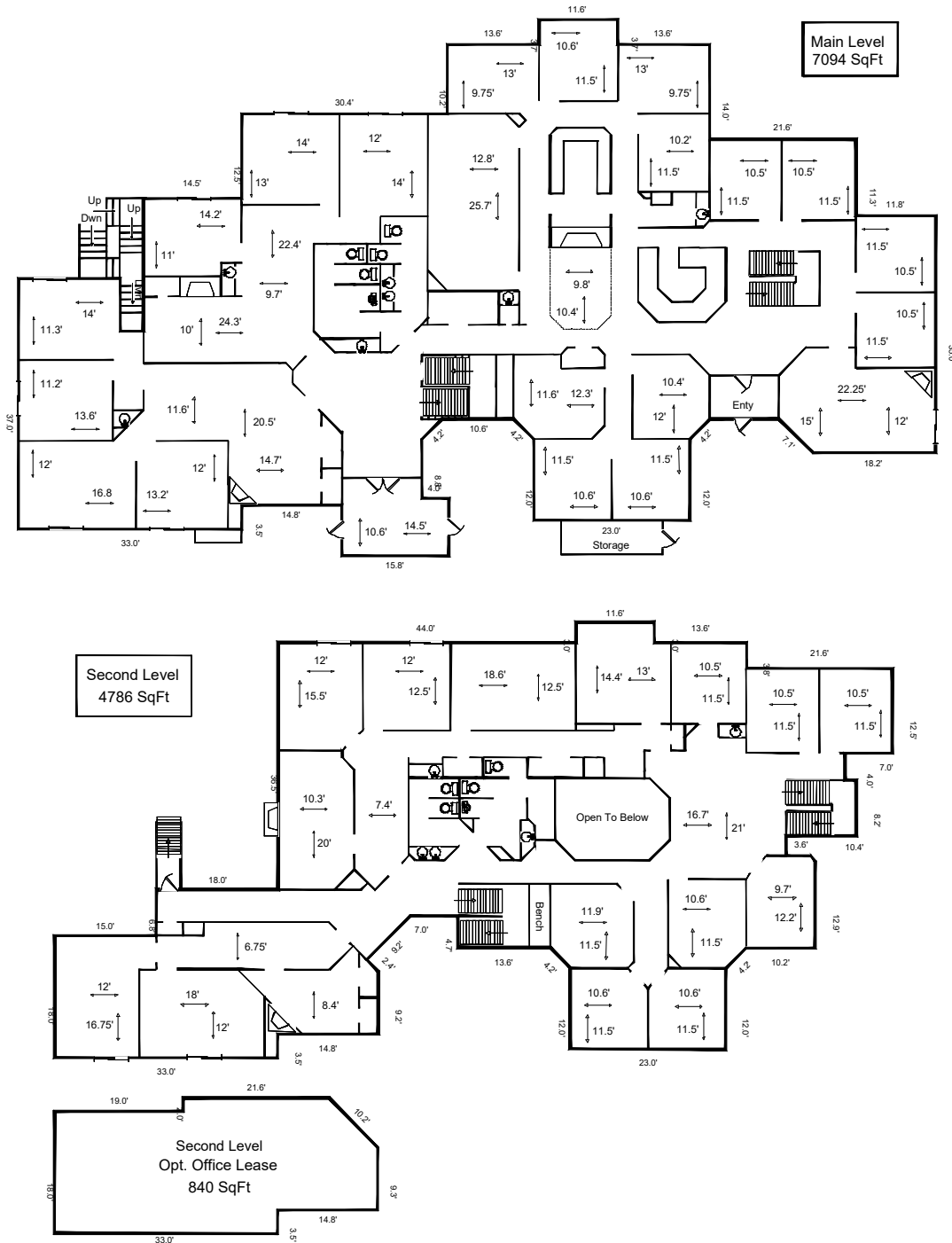
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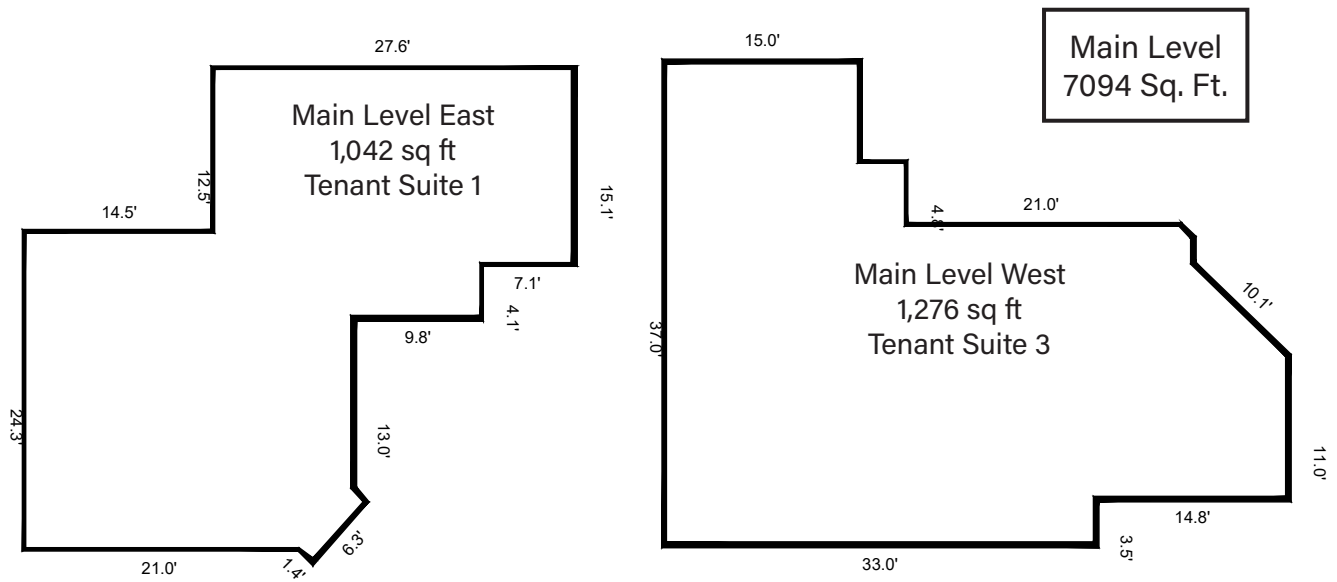
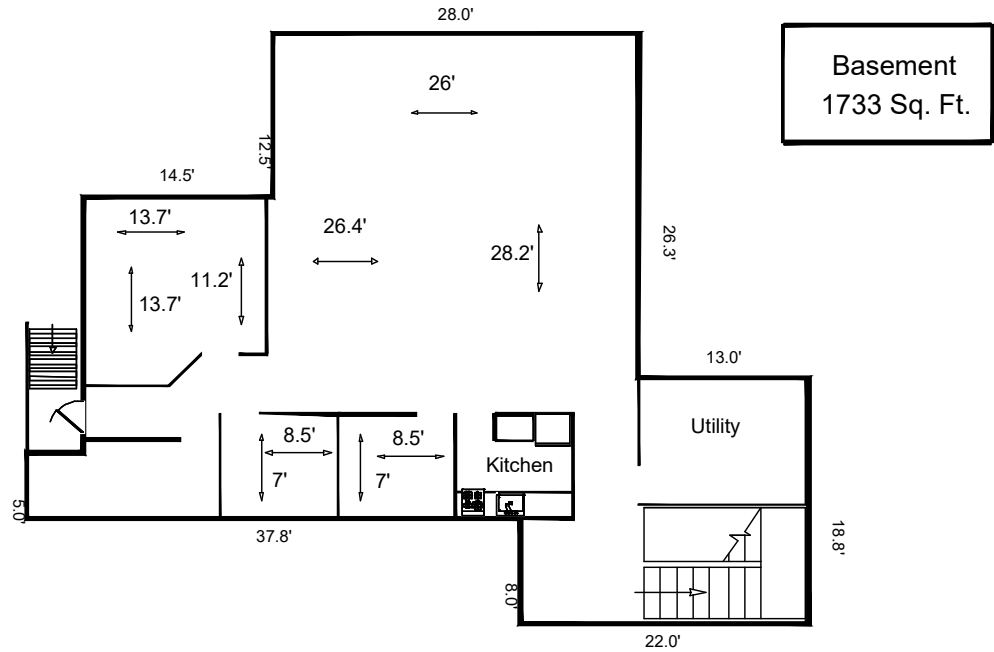
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