

# Versatile Commercial Property for Sale

**SALE 2175, 2179, 2183, & 2187 E 11TH ST. | LOVELAND, CO 80537**

RARE INVESTMENT OPPORTUNITY IN A HIGH TRAFFIC COMMERCIAL CORRIDOR



## SPECIFICATIONS

### Feature Details

**Total Square Feet:** 5,397

**Number of Units:** 4 Potential Suites (2175, 2179, 2183, 2187)

**Parking Ratio:** Ample Surface Parking-36 spaces

**Signage:** Building & Monument Signage Available

**Access:** Easy Access to Hwy 34, Hwy 287, and I-25



**\$1,600,000**

**2175 E. 11th Street, Loveland, CO**



**TheGroup**



**DEBBIE HANSEN**

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Presenting a unique multi-address commercial opportunity located in a high-demand, high-visibility sector of Loveland. Currently configured for physical rehab and training services, this property offers the ultimate flexibility. Whether you are an owner-user looking to occupy the entire footprint or an investor seeking to subdivide and lease to multiple tenants, the "Developing Business" (B) zoning ensures a future-proof investment.



## PROPERTY HIGHLIGHTS & SPECIFICATIONS

**Prime Location (and .91 ac):** High-traffic area situated near major retail anchors and industrial hubs.

**Flexible Layout:** Open floor plans currently used for specialized training/rehab; easily sub dividable for multi-tenant use.

**Zoning (B - Developing Business):** One of Loveland's most flexible designations, allowing for a wide range of retail, office, and light service uses.

**High Visibility:** Frontage along the E 11th Street corridor, providing excellent brand exposure.

**Modern Utility:** High-functioning space with ample parking (36 spots) and professional curb appeal.

## INVESTMENT POTENTIAL

**Option A: Owner-User:** Perfect for medical practitioners, fitness entrepreneurs, or professional service firms. Stop paying rent and build equity in one of Northern Colorado's most stable markets.

**Option B: Value-Add Investment:** Acquire the portfolio and subdivide the addresses (2175-2187) into individual suites. The flexibility of the DB zoning allows for a diversified tenant mix, reducing vacancy risk and maximizing rental income.

## ZONING & USES

The **Developing Business (B)** district is designed for commercial corridors that serve both local residents and regional commuters.

### Potential Uses Include:

**Medical & Professional Office:** Clinics, Therapy, Law, or Creative Studios

**Retail Sales & Service:** Boutique Retail, Showrooms, or Personal Services

**Education & Training:** Vocational Schools, Tutoring, or Fitness Centers

**Light Industrial/Flex:** Tech Services, Small Assembly, or Business Support

**Entertainment:** Indoor Recreation or Specialty Clubs

## LOCATION OVERVIEW

Located in the **dynamic East Loveland corridor**, this property benefits from:

**High Traffic Counts:** Positioned near major north-south and east-west arterials.

**Nearby Anchors:** Proximity to major retail centers, industrial parks, and the new WinCo Foods development.

**Strategic Access:** Easy access to Highway 34 (Eisenhower Blvd) and I-25, connecting you to Fort Collins, Greeley, and Denver.



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 12.29.25



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