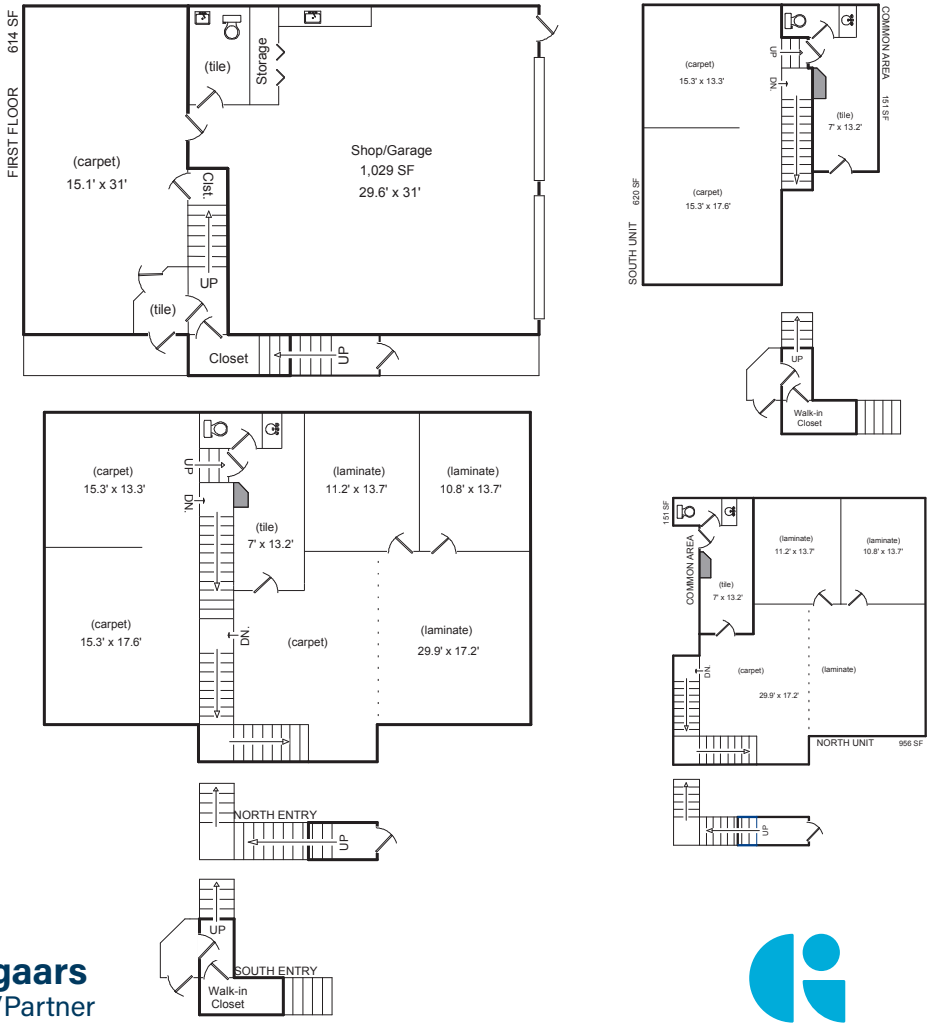


GENERAL INFORMATION

Total SQ FT .....3,454  
Upper Level .....1,727  
Lower Level .....1,727  
Water & Electric.....City of Loveland  
Gas.....Xcel Energy  
Subdivision ..... Nicoll Add.  
Construction..... Wood Frame  
Heating..... Forced Air,  
.....Suspended Heaters  
Cooling.....Refrigeration/HVAC  
Base Rent.....\$14.00/SF/Year  
NNN Expenses .....\$7.62/SF/Year  
Total Monthly Rent .....\$6,222.96  
.....(plus utilities)  
Overhead Doors.....2- 12x12 Grade-Level  
Power .....220V in Garage/Shop  
Zoning ..... B- Developing Business

INCLUSIONS:

Security System, Smoke Alarm(s)



1405 MADISON AVENUE | LOVELAND, CO



**Rachel Bomgaars**  
Broker Associate/Partner  
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rbomgaars@thegroupinc.com



Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction. See our listings at [www.thegroupinc.com](http://www.thegroupinc.com)  
10.10.2023

\$1,150,000



Location, location, location! Premier location in the heart of Loveland on the Northwestern corner of Highway 34/Eisenhower Blvd. & Madison Avenue. This rare property features a retail/office with a workshop/garage on the main level, and office on the upper level. The main level offers a two-bay shop/warehouse with 12' x 12' grade-level doors & a retail storefront for customers, inventory, and/or office personnel, customer waiting area, and a private restroom in the shop.





Located on the upper level you will find two office suites that can be utilized as one or separate office space- there are two private offices & open space that can be utilized as shared workspace, meeting space, and/or can be configured into additional private offices. The upstairs windows offer an abundance of natural sunlight & greenery with the lush trees. There is exterior parking available, as well as alley access. This property is ideal for any light-industrial type of user, automotive repair, body shop repair, &/or can make for a great investment with rental opportunity. Located in the "B- Developing Business" zoning code in the City of Loveland, which features a large number of approved uses.

