

INDOOR SHOOTING RANGE



FOR SALE/LEASE

697 NORTH DENVER AVE. | LOVELAND, COLORADO 80537



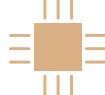
PROPERTY DESCRIPTION

Indoor Shooting Ranges
Unit B 75 feet / 15 Bay Range
Unit E 50 feet / 10 Bay Range
Unit F Office/ Classroom



SALES PRICE

Unit B	\$1,756,620	(\$180/SF)
Unit E	\$1,576,620	(\$180/SF)
Unit F	\$ 285,000	(\$210/SF)



AVAILABLE SIZE

Unit B 9,759 SF (Downstairs)
Unit E 8,759 SF (Upstairs)
Unit F 1,351 SF (Office/Classroom)

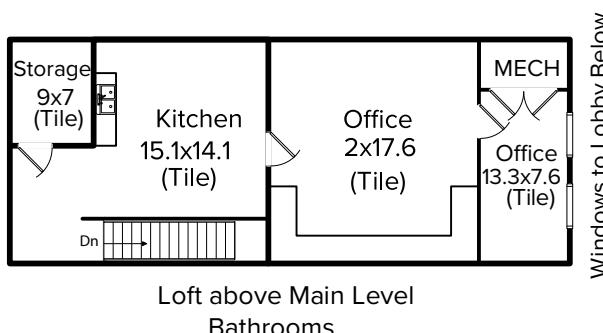
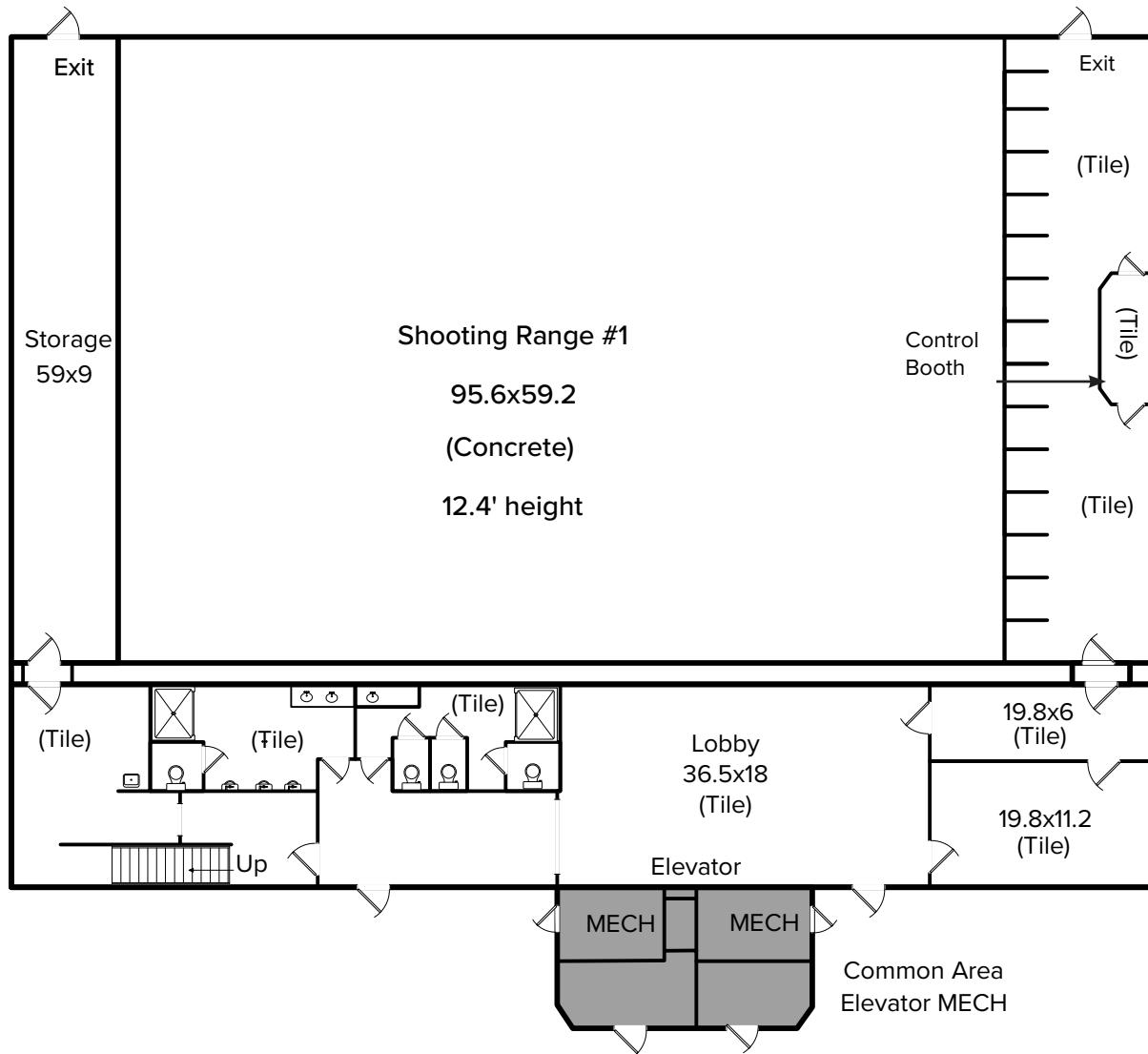


BASE RENT
NNN EXPENSE

\$18.00 SF + NNN
\$ 4.00 SF

Construction - Steel and masonry ♦ Exterior Walls - Masonry ♦ Roof - Built up assemblies with tar and gravel cover
Windows - Fixed metal windows ♦ Restrooms - Multiple single unit bathrooms ♦ Zoning - I (Loveland) Developing Industrial

MAIN LEVEL / UNIT B



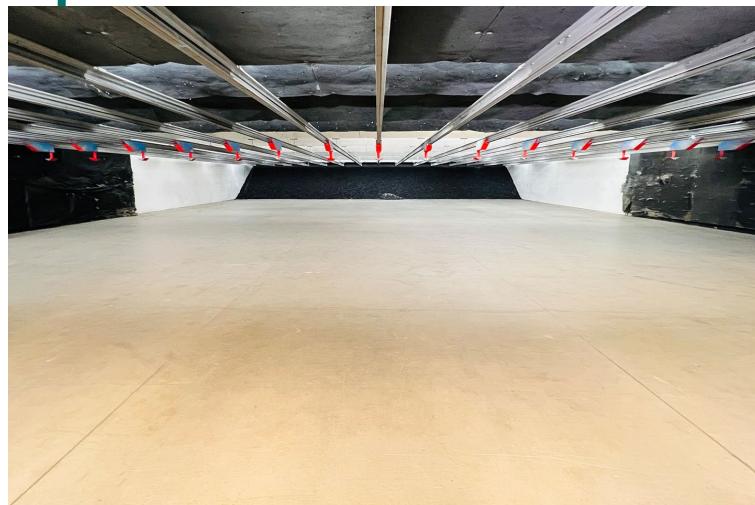
UNIT B (MAIN LEVEL)

Indoor Shooting Range
75 feet / 15 Bay Range

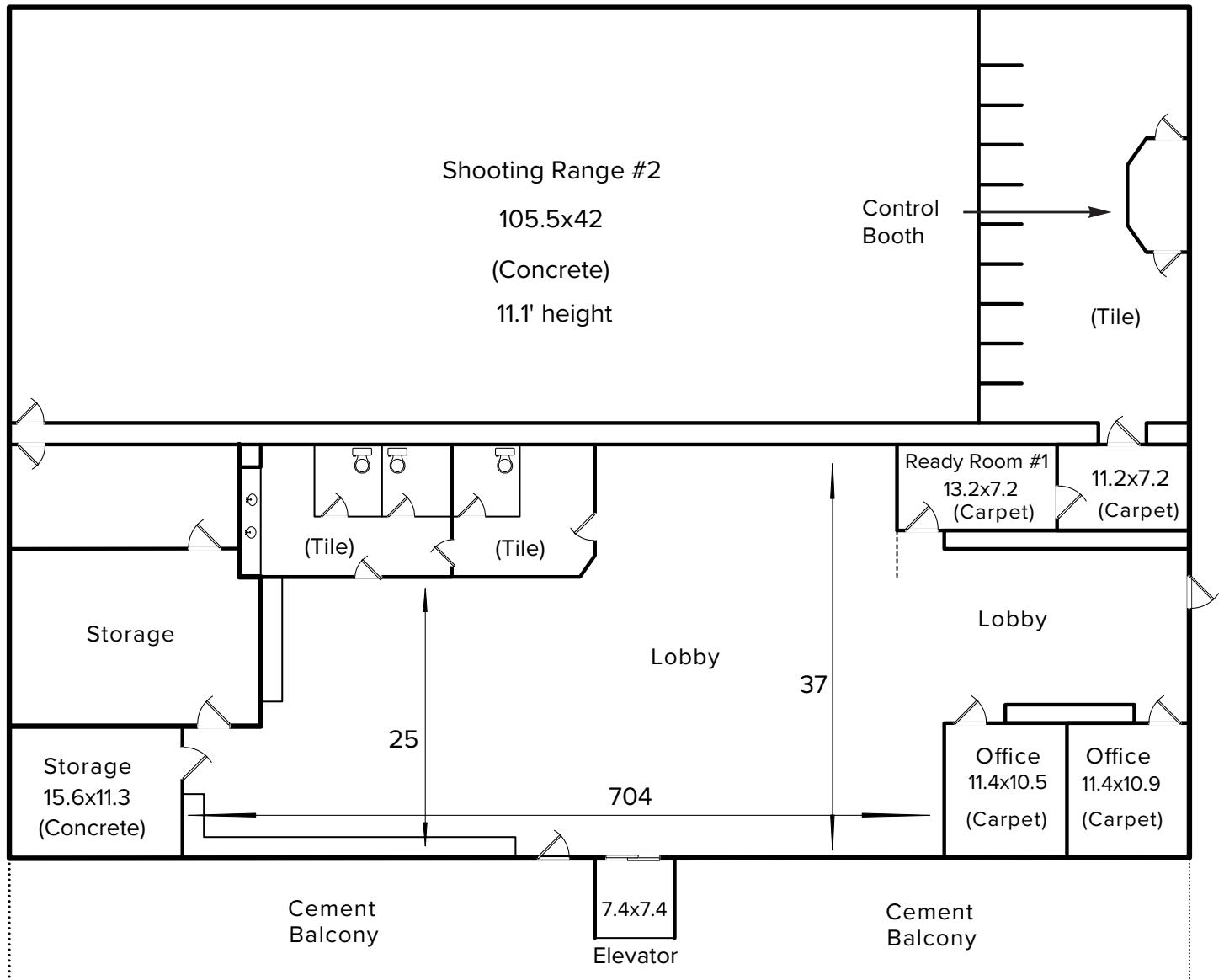
SIZE: 9,759 SF

SALE PRICE: \$1,756,620 (\$180/SF)

PHOTOGRAPHS UNIT B



UPSTAIRS / UNIT E



UNIT E (UPPER LEVEL)

Indoor Shooting Range
50 feet / 10 Bay Range

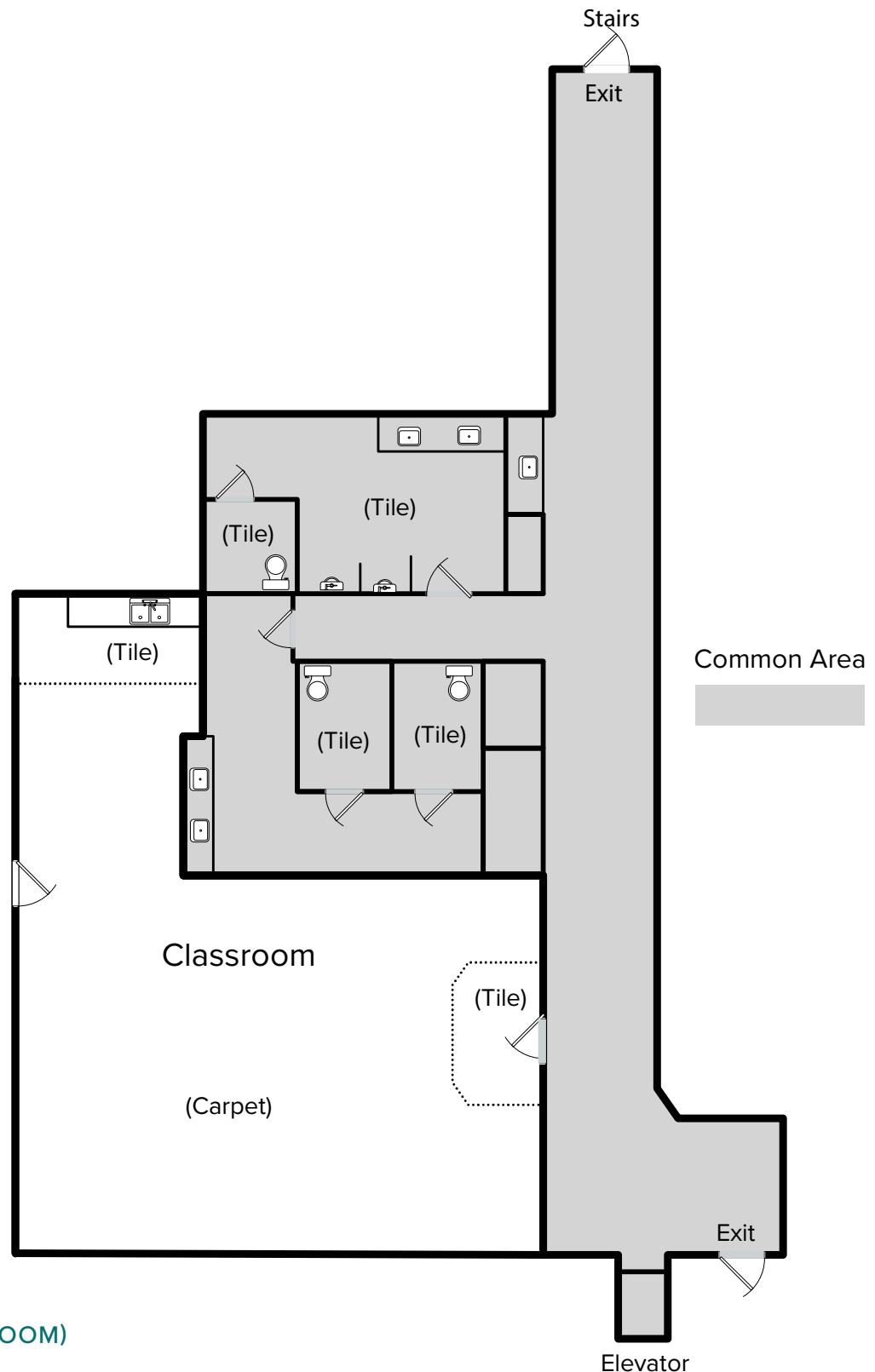
SIZE: 8,759 SF

SALE PRICE: \$1,576,620 (\$180/SF)

PHOTOGRAPHS UNIT E



OFFICE-CLASSROOM / UNIT F



UNIT F (OFFICE/CLASSROOM)

SIZE: 1,351 SF

SALE PRICE: \$285,000 (\$210/SF)

PHOTOGRAPHS UNIT F



PROPERTY LOCATION



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