

# INDOOR SHOOTING RANGE



## FOR SALE/LEASE

697 NORTH DENVER AVE. | LOVELAND, COLORADO 80537



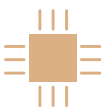
### PROPERTY DESCRIPTION

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

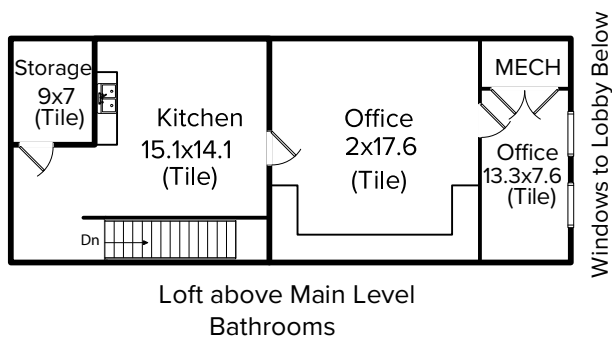
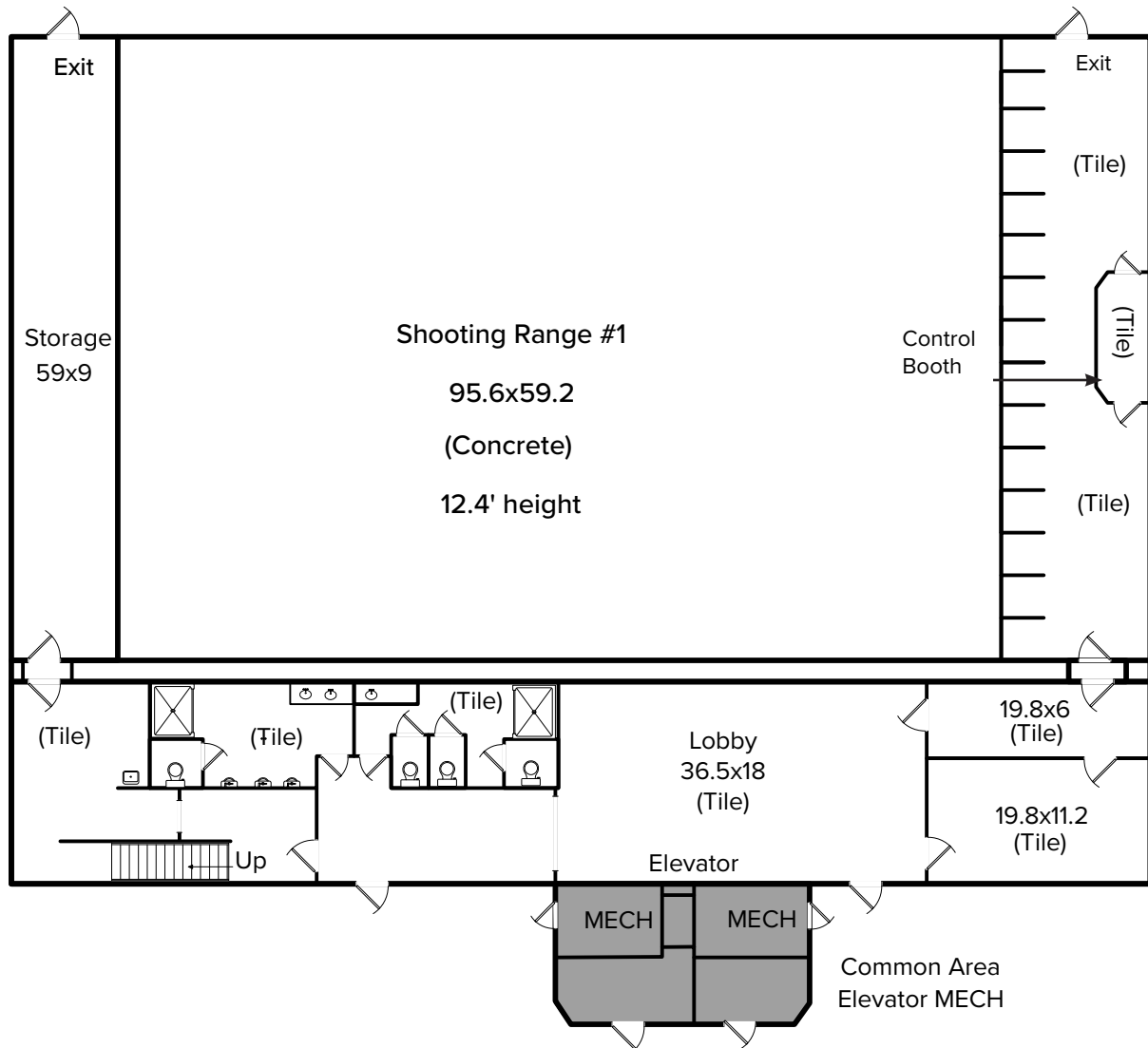
Unit B 9,759 SF (Downstairs)  
Unit E 8,759 SF (Upstairs)  
Unit F 1,351 SF (Office/Classroom)



|             |                  |
|-------------|------------------|
| BASE RENT   | \$18.00 SF + NNN |
| NNN EXPENSE | \$ 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

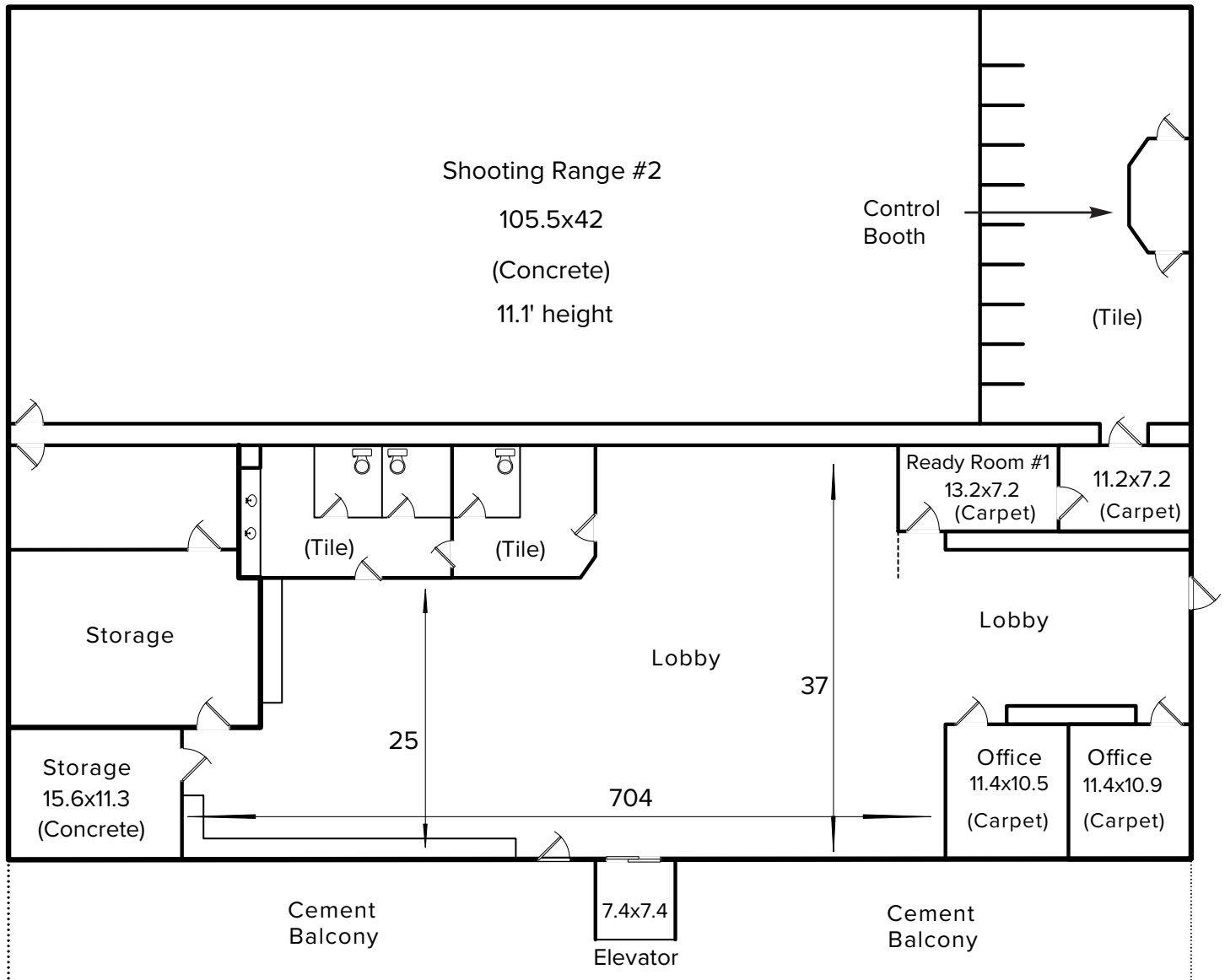
**SALE PRICE:** \$1,756,620 (\$180/SF)



# PHOTOGRAPHS UNIT B



# UPSTAIRS / UNIT E



## UNIT E (UPPER LEVEL)

Indoor Shooting Range  
50 feet / 10 Bay Range

SIZE: 8,759 SF

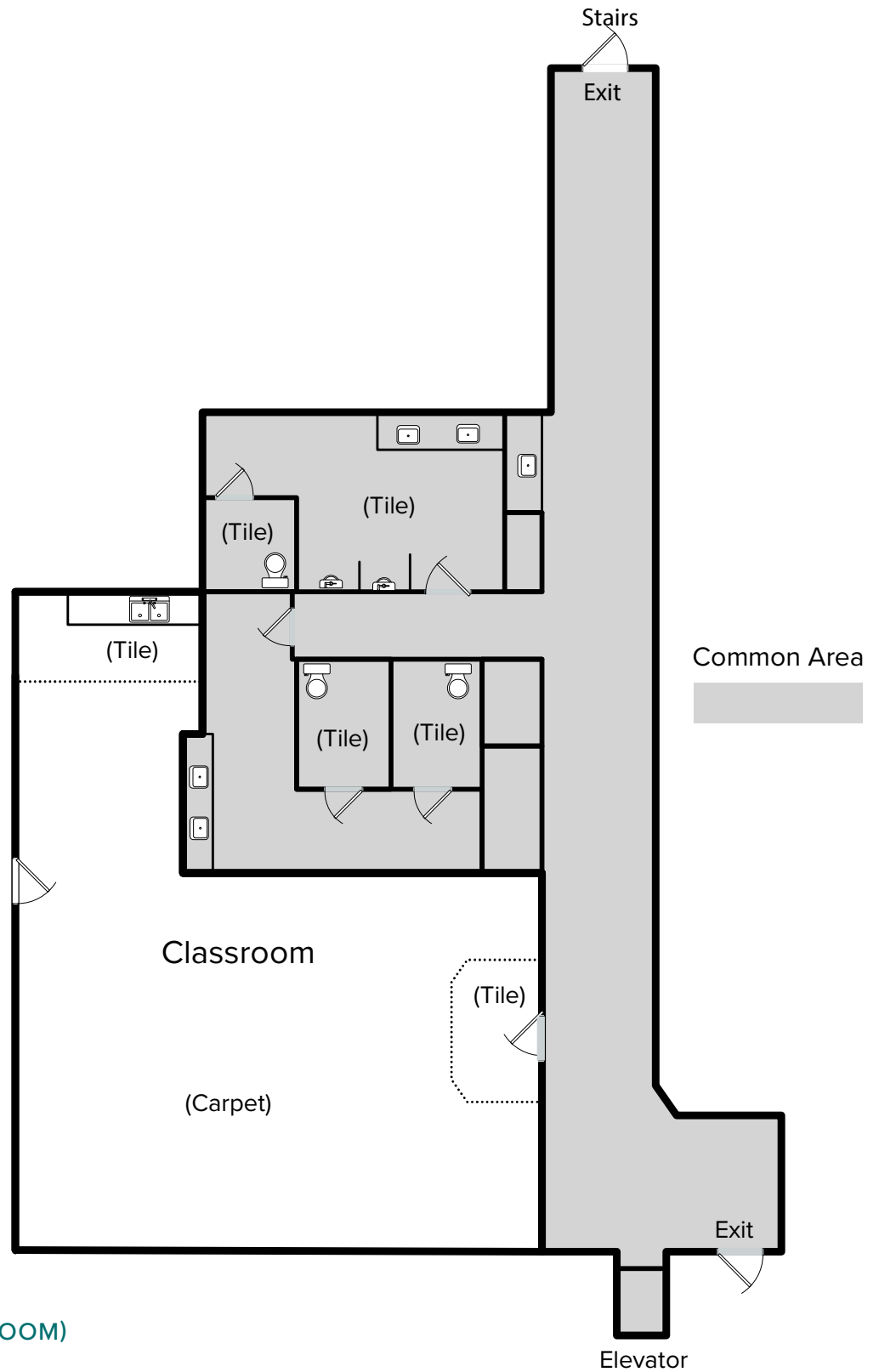
SALE PRICE: \$1,576,620 (\$180/SF)



# PHOTOGRAPHS UNIT E



# OFFICE-CLASSROOM / UNIT F



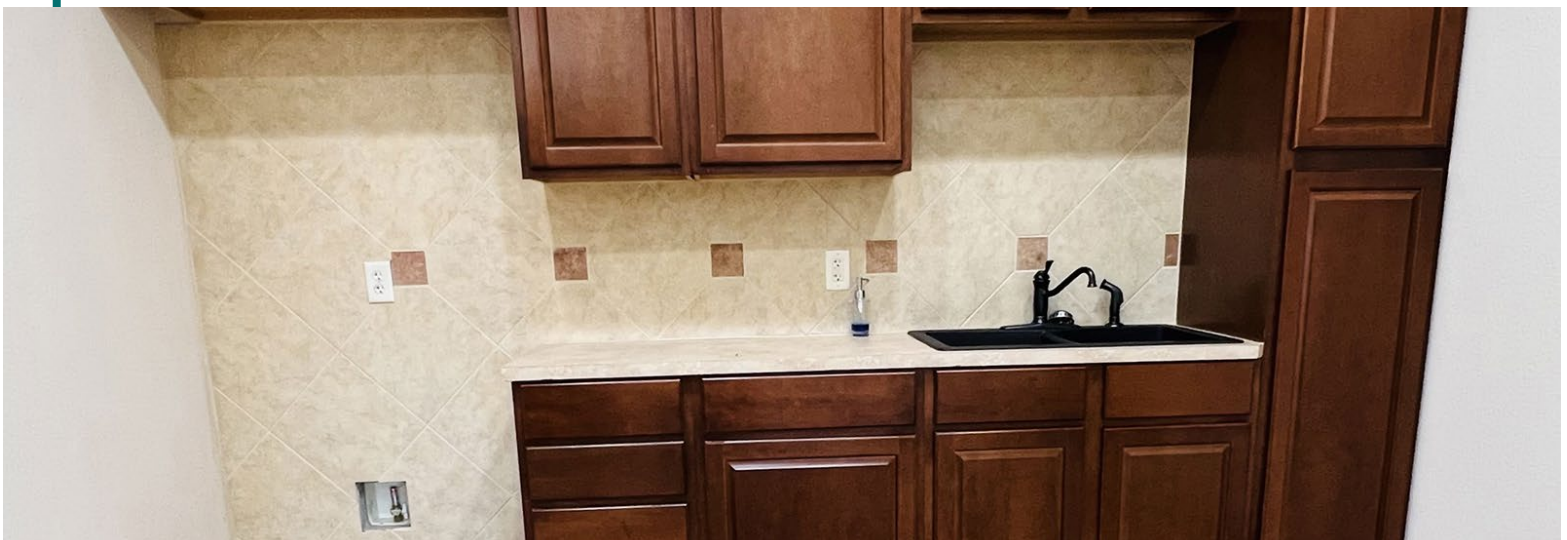
## UNIT F (OFFICE/CLASSROOM)

SIZE: 1,351 SF

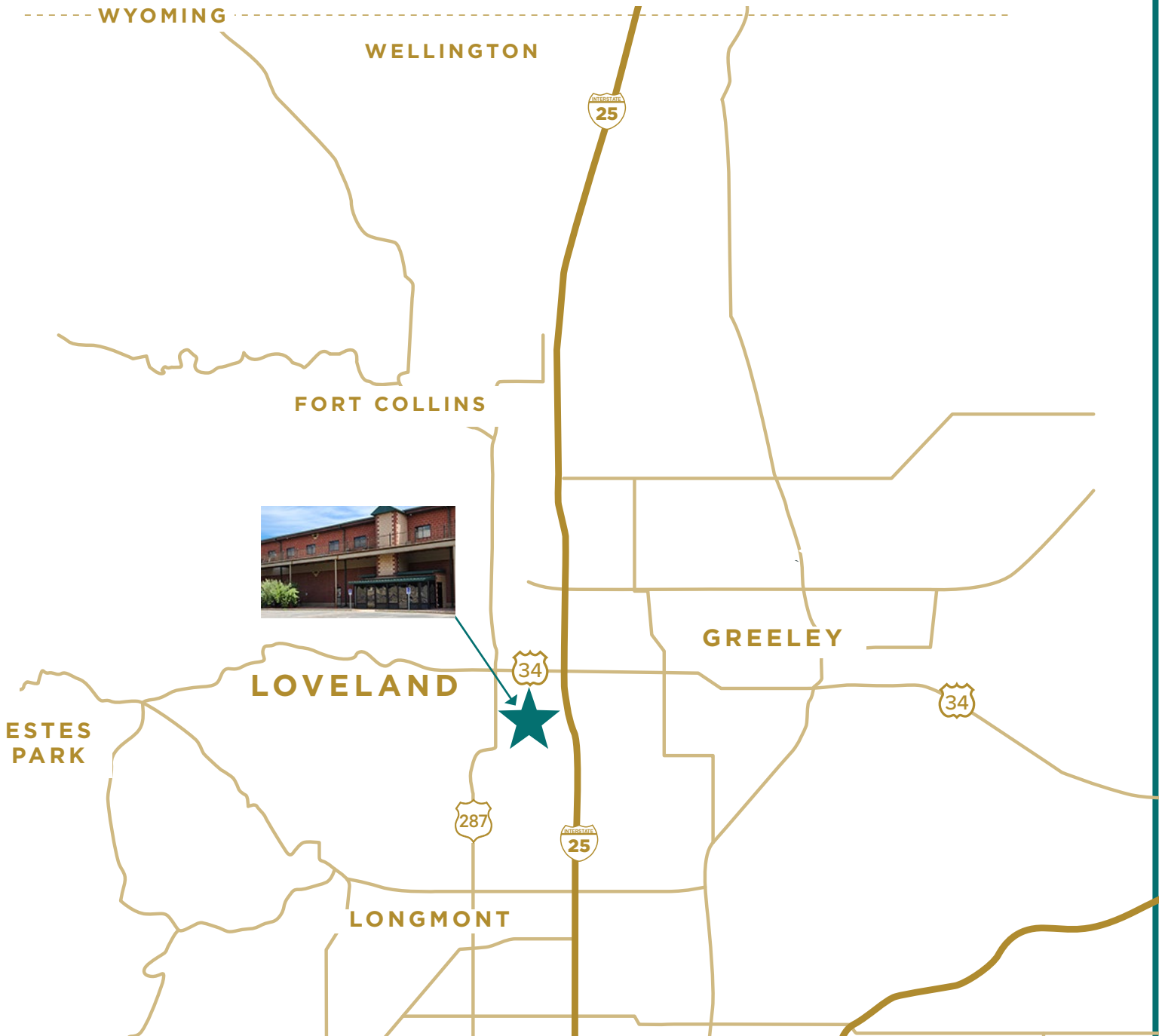
SALE PRICE: \$285,000 (\$210/SF)



# PHOTOGRAPHS UNIT F



# PROPERTY LOCATION



## CONTACT

### JULIUS TABERT

First Vice President

+1 970 372 3852

[julius.tabert@cbre.com](mailto:julius.tabert@cbre.com)

### MIKE EYER

First Vice President

+1 970 372 3844

[mike.eyer@cbre.com](mailto:mike.eyer@cbre.com)

[www.cbre.com/colorado](http://www.cbre.com/colorado)

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ANASZI BUSINESS PARK | 697 N DENVER AVE.

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