



**TheGroup**

**FOR LEASE**

1021 North Lincoln Ave, Loveland

## Offering Highlights

- Excellent Downtown Location
- Great Opportunity for an Owner-User or Investor
- Private Parking Lot
- Zoning: B – Developing Business



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 2.5.2025.

**Billings** TEAM



**Jason Billings**

Broker Associate | Partner

970-581-6444

jbillings@thegroupinc.com

www.RealEstateFortCollins.com



**Mark Bishop**

Broker Associate | Partner

970-297-2531

mbishop@thegroupinc.com

www.RealEstateFortCollins.com





## Lease Overview

<b>Base Rent:</b>	\$10.00 / Sq. Ft. Annually
<b>Available SF:</b>	1,781
<b>Est. NNN:</b>	\$7.76 / Sq. Ft.
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Loveland



1021 Lincoln is a stand alone building with 1781 SF with ample parking situated on a 9,750 SF lot with alley access. The property currently has 4 offices, kitchenette, lobby and waiting room, washer and dryer hookups. Additional 447 SF of storage in the basement not included in the advertised 1781 SF. Previous uses include an insurance office and a hair salon. Total monthly expense is approximately \$2,635.88. Est. NNN \$7.76 / Sq. Ft.



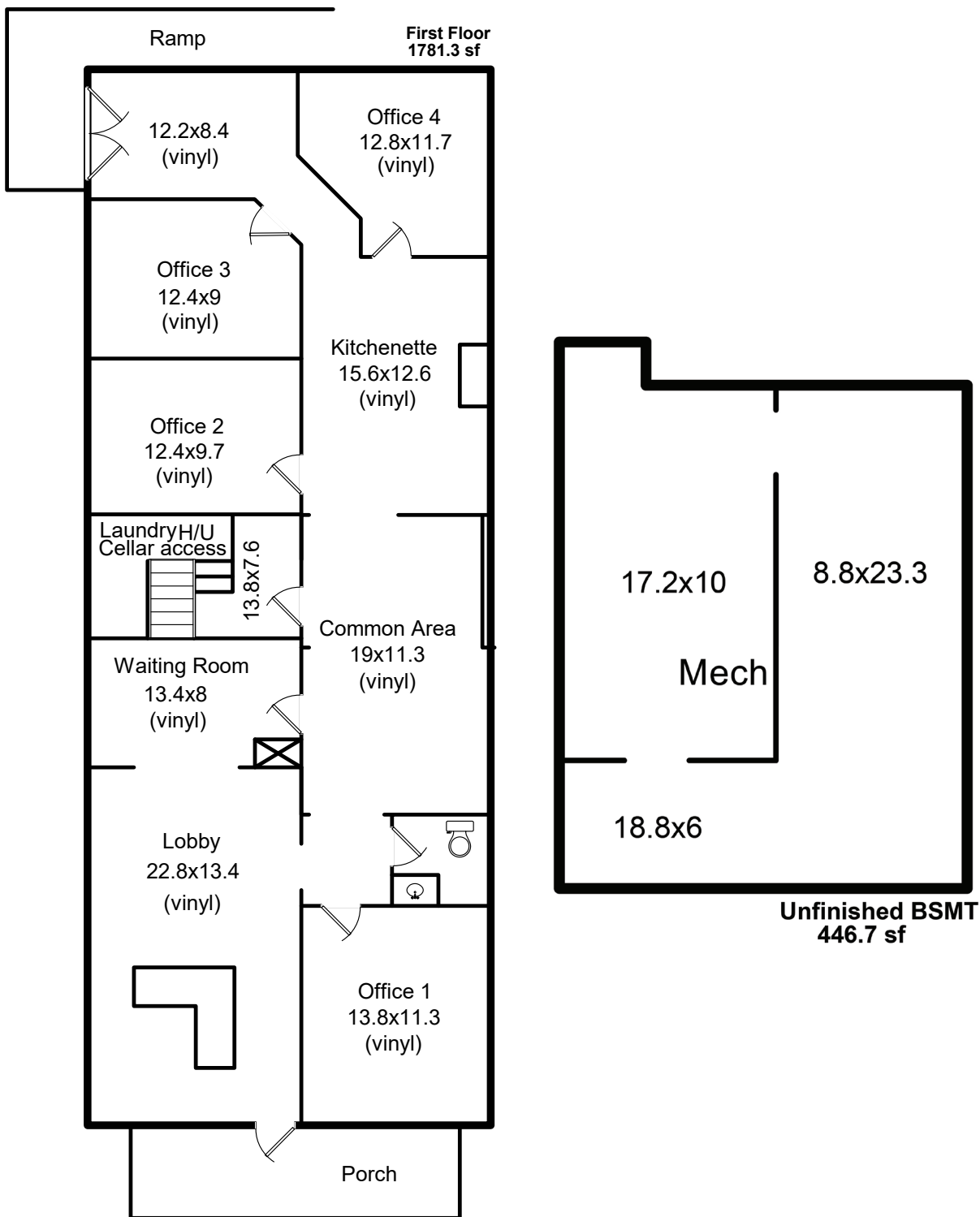
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