



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



Billings TEAM



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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.



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Lease Overview

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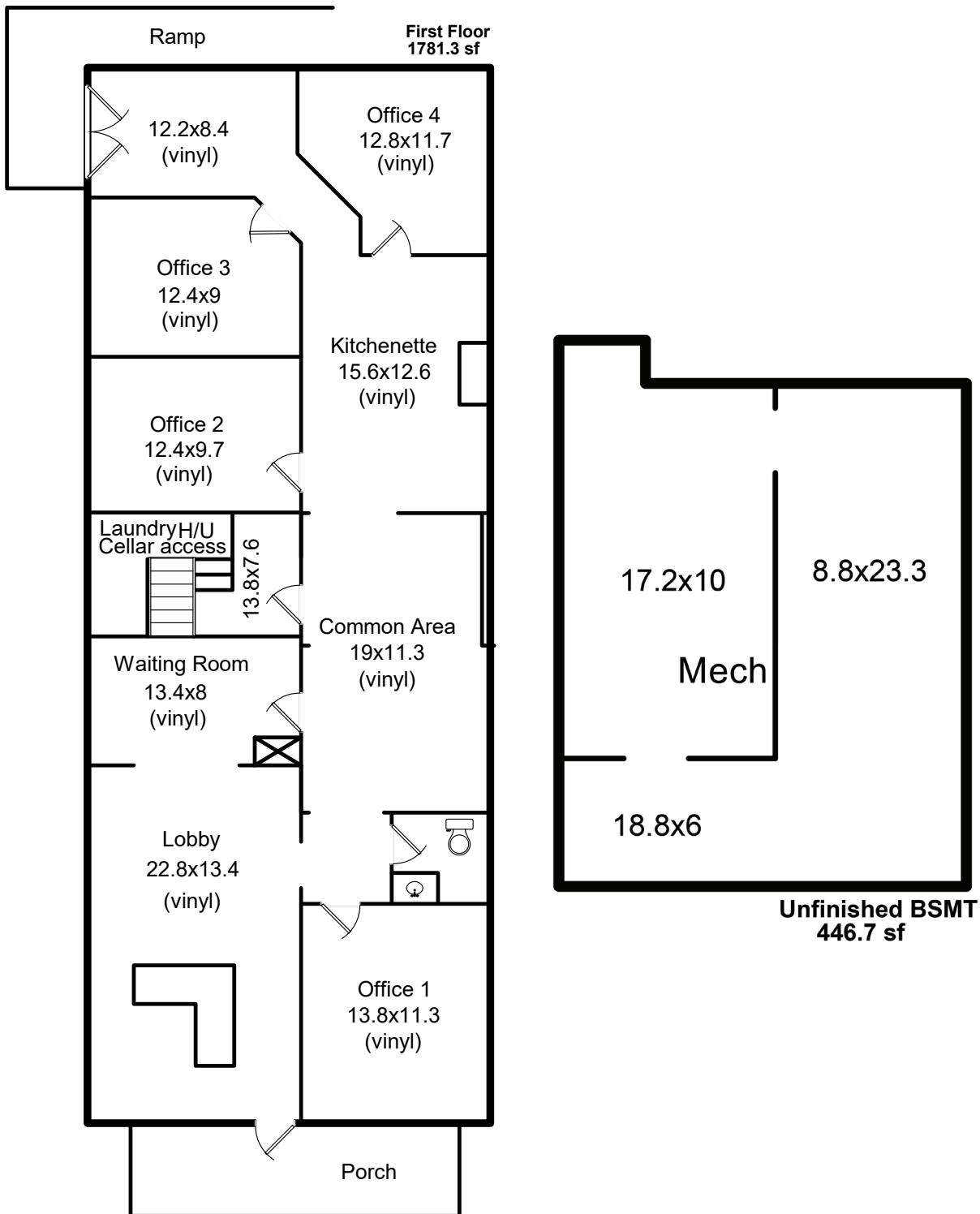




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