

## 918 37TH ST. - RETAIL-COMMERCIAL FREE STANDING BUILDING

918 37TH ST, EVANS, CO 80620


[VIEW VIDEO](#)

### PROPERTY DESCRIPTION

Sale, conventional financing.

### PROPERTY HIGHLIGHTS

- 32 AC +/-
- Near Highway 85 access
- Irregular shaped lots
- Corner lot
- Great ingress/egress
- Side parking lot
- Easy access to major area highways
- Fully Fenced
- Zoned: US 85 Retail-Commercial-Neighborhood

### OFFERING SUMMARY

Sale Price:	\$695,000
Lot Size:	0.32 Acres
Building Size:	7,858 SF

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
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Total Households	3,168	20,893	40,073
Total Population	8,490	59,173	111,121
Average HH Income	\$41,919	\$43,073	\$47,964

**RE/MAX**  
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**JIM NEUFELD**  
Commercial Broker  
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6028 Stallion Dr. 303.756.4747 COLORADOCOMMERCIALBROKERS.COM  
Loveland, CO 80538

FOR SALE

RETAIL PROPERTY

ADDITIONAL PHOTOS

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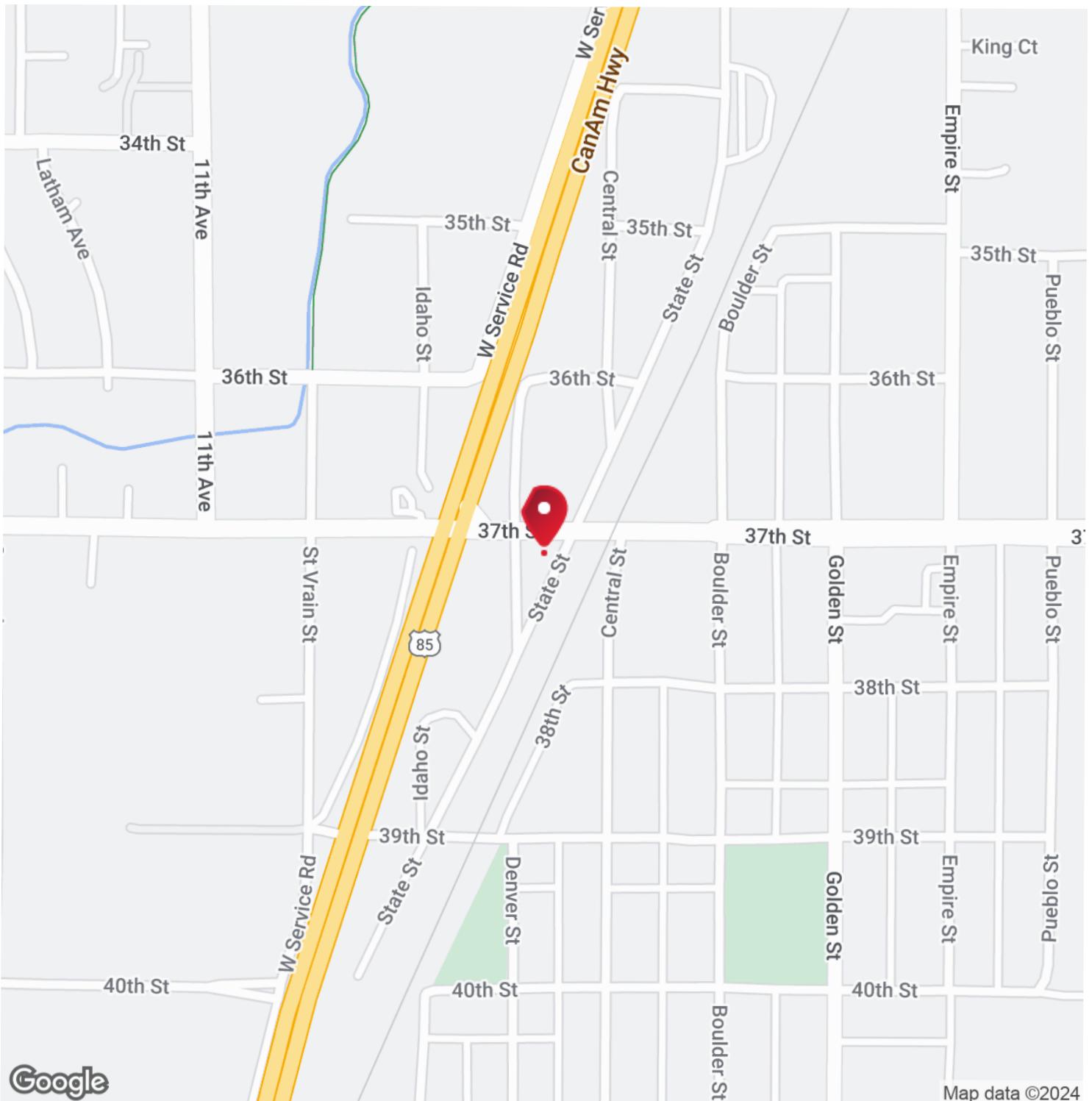
FOR SALE

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LOCATION MAP

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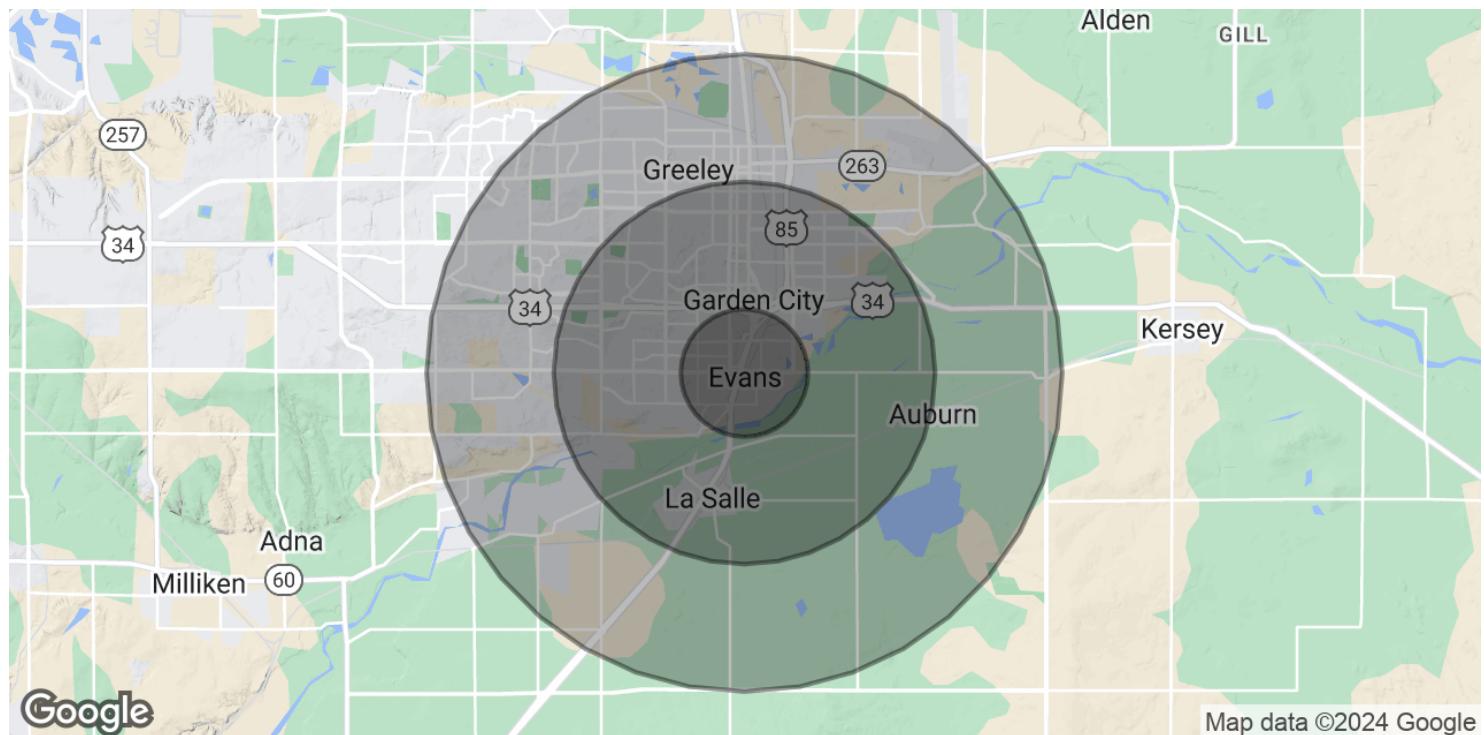
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,490	59,173	111,121
Average Age	29.7	28.2	30.2
Average Age (Male)	28.9	27.0	28.7
Average Age (Female)	30.4	29.2	31.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,168	20,893	40,073
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$41,919	\$43,073	\$47,964
Average House Value	\$175,807	\$163,995	\$170,110

\* Demographic data derived from 2020 ACS - US Census



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