

**FOR
SALE**

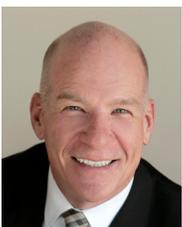
6748 N Franklin Ave
Loveland, CO 80538

Office/Warehouse for Sale
\$900,000.00



OFFERING HIGHLIGHTS

- Flexible office/warehouse Space with large reception area
- Newer paint and carpet
- Multiple office configurations
- Private restrooms
- Warehouse with loft
- Bonus second floor office and conference room



Craig C. Hau
Partner/Senior Commercial Advisor

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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. 01.22.26



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LEASE OVERVIEW

Sale Price:	\$900,000.00
Rentable SF:	5,057 SF
2025 Taxes:	\$18,140.93
OA Fees:	\$597.33/Monthly
OA Fees Include:	Water, Sewer, & Hazard Insurance
Zoning:	I-Industrial
Cross Streets:	N Franklin Avenue & W 67th Street
Market:	Northern Colorado
Sub Market:	Loveland

PROPERTY OVERVIEW

Property:	Industrial office/warehouse for sale in Loveland, CO. 6748 N Franklin Avenue boasts 5,057 rentable SF, with newer paint and carpet. Features include private men's and women's restrooms, ample main level office space, an upstairs office and conference room, a warehouse with a loft, and an 10' x 12' grade-level overhead door.
Location:	Just west of Hwy 287, and just north of W 67th Street and Walmart. High-traffic area near Spring44 Distilling, UPS Customer Center, and more!

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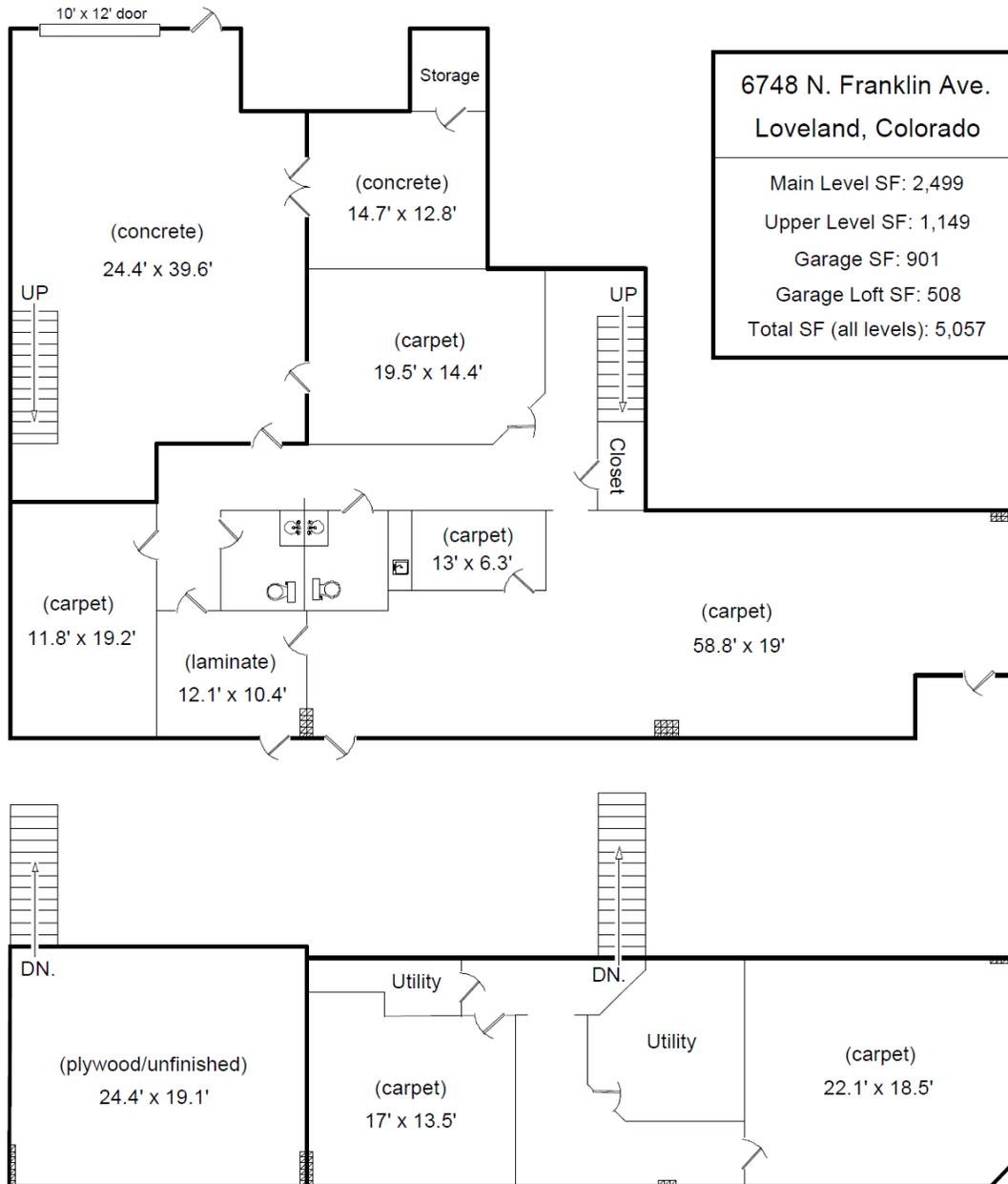


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6748 N. Franklin Ave.
Loveland, Colorado

Main Level SF: 2,499
Upper Level SF: 1,149
Garage SF: 901
Garage Loft SF: 508
Total SF (all levels): 5,057

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