



**TheGroup**

**FOR SALE**

1021 North Lincoln Ave, Loveland

\$430,000

## 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. 6.23.2023.





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**Sale Overview**

<b>Price:</b>	\$430,000
<b>Available SF:</b>	1,781
<b>Property Taxes:</b>	\$7,959/2022
<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.



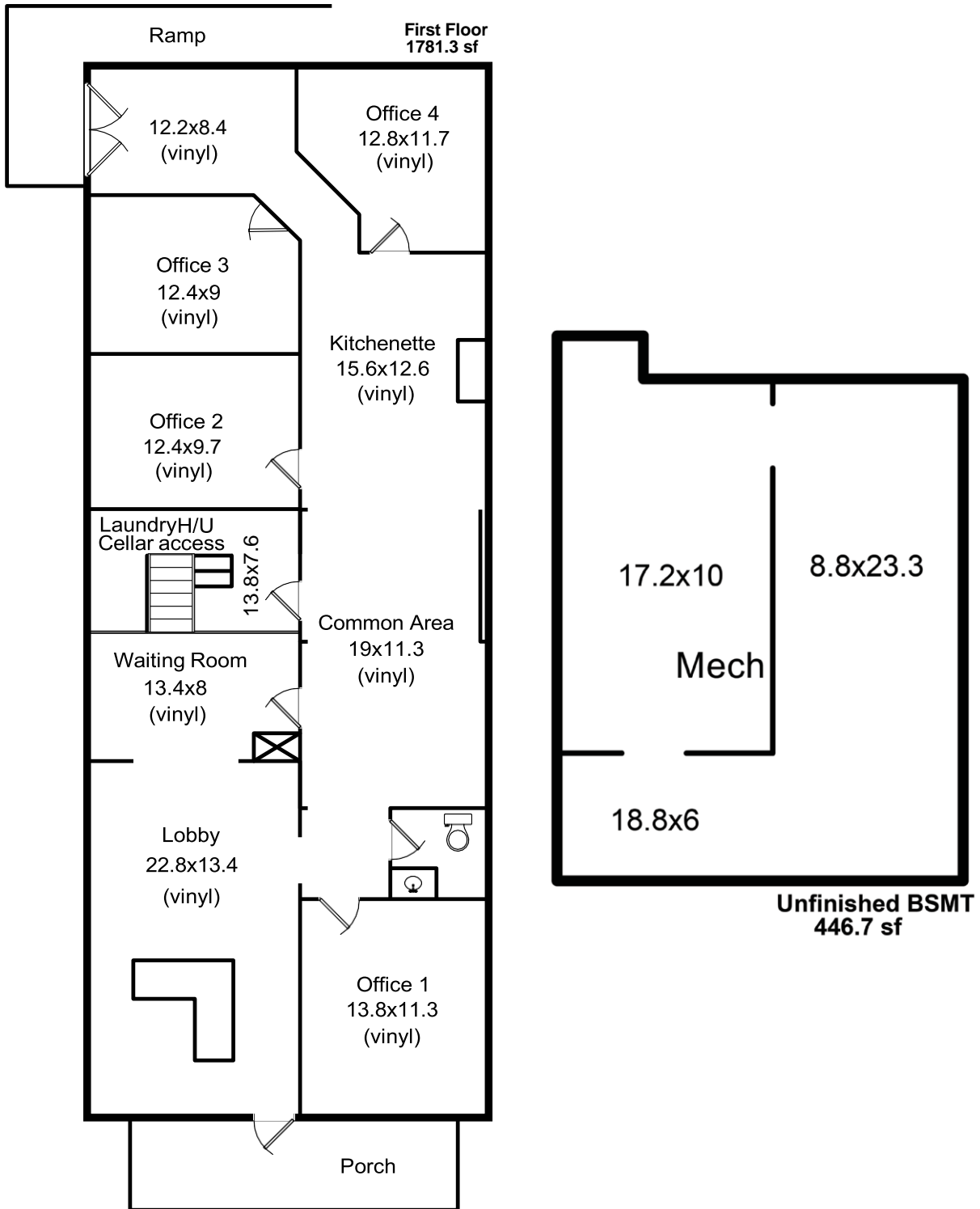
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