

**PRICE
REDUCTION**



INDUSTRIAL / FLEX CONDO

PROPERTY TYPE:
INDUSTRIAL/FLEX CONDO

AVAILABLE: **2,251 SF**

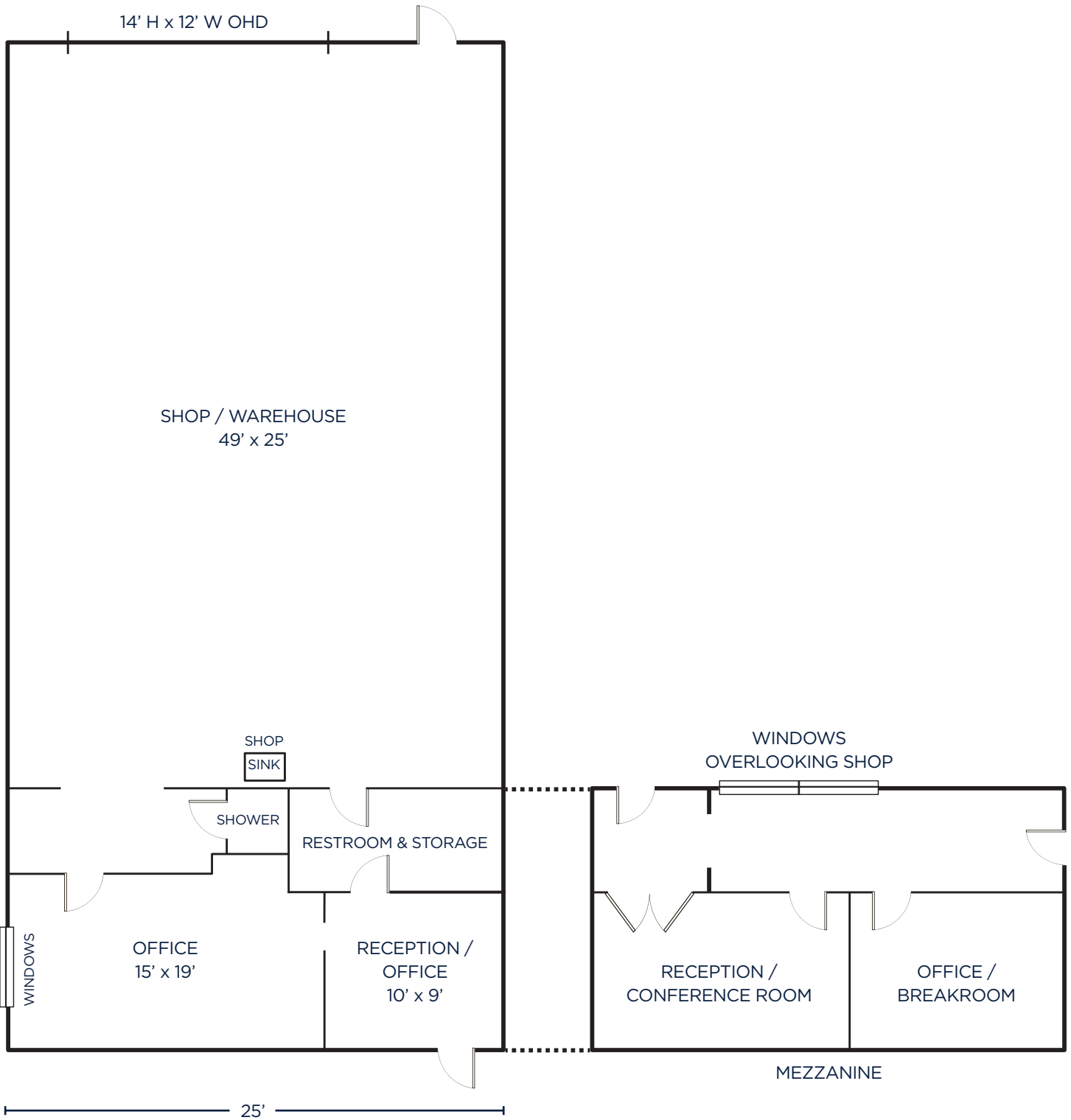
SALE PRICE: ~~\$480,000~~
\$447,900

FEATURES:

- Quality Stucco and stone facade building
- Reception area and 3 offices
- End unit with great natural light
- Great location with easy access to Loveland, Fort Collins and all of Northern Colorado
- Two HVAC units providing cooling and heating to offices and shop area
- 14' Overhead door
- Bathroom plus a shower
- Industrial zoning
- Epoxy paint in shop area
- Low owner's association fees

FLOORPLAN

520 W. 66TH STREET • LOVELAND, CO 80538



Bruce Campbell Broker
970.231.6824
bruce@realtec.com

Patrick O'Donnell Broker
970.231.5576
patricko@realtec.com

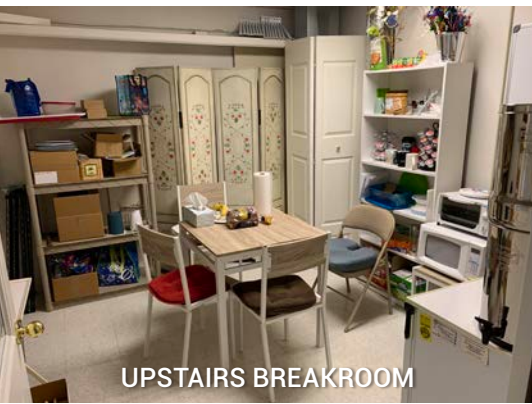
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FEATURED PROPERTY

520 W. 66TH STREET • LOVELAND, CO 80538



SHOP / WAREHOUSE 1



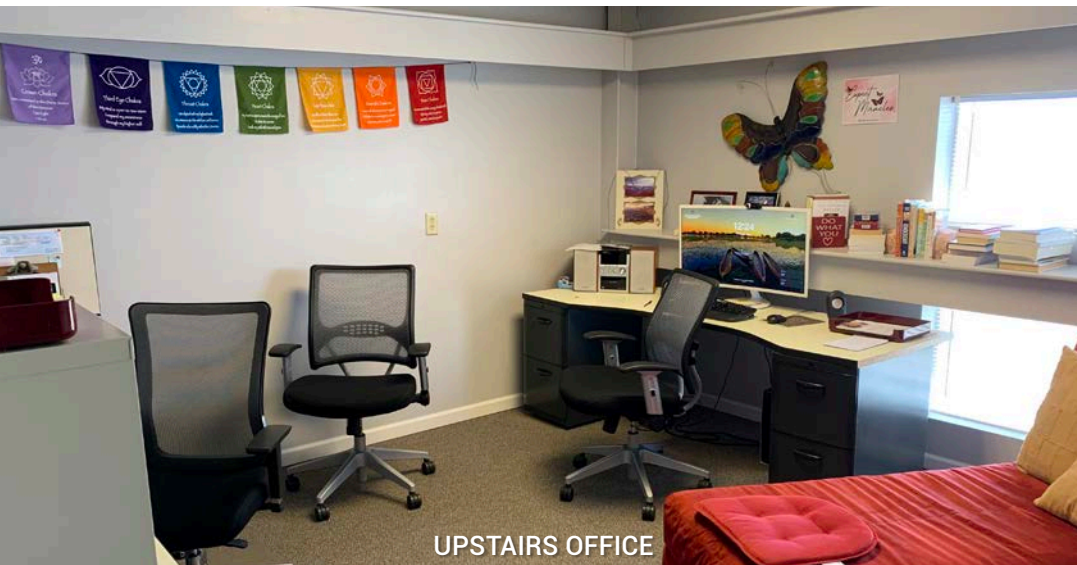
UPSTAIRS BREAKROOM



OFFICE



SHOP / WAREHOUSE 2



UPSTAIRS OFFICE

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DEMOGRAPHICS & SITE LOCATION

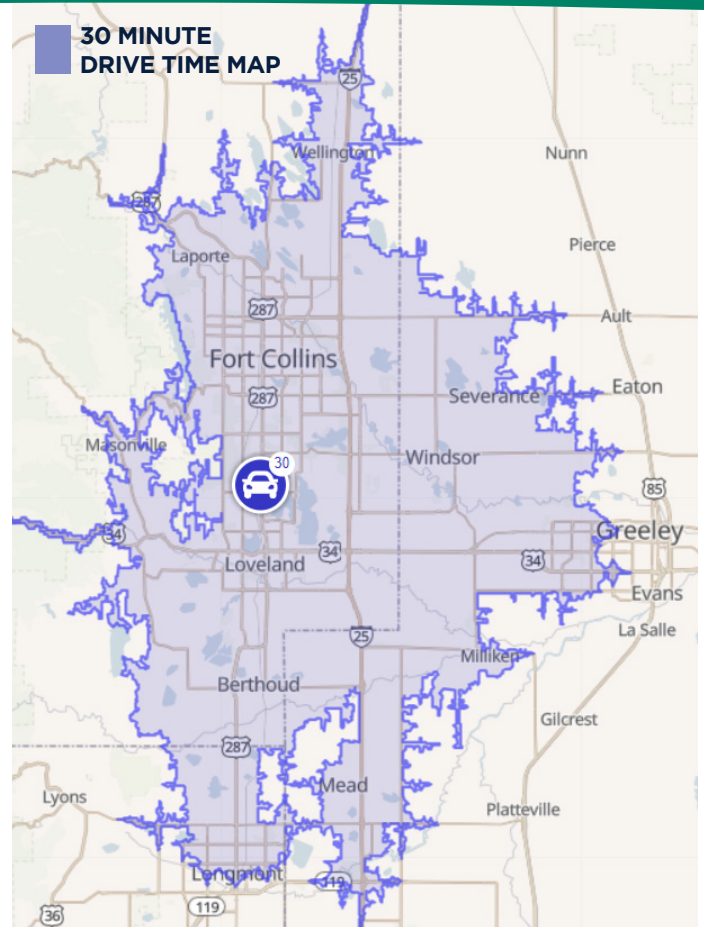
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9.6
MILES
TO FORT COLLINS

11.5
MILES
TO WINDSOR

21.8
MILES
LONGMONT

22.2
MILES
TO I-25



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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