

907-985 North Denver Avenue Loveland, Colorado



Highlights

- Building Permit Ready!
- 25% Reduction in Street Impact Fees
- Located in a State Enterprise Zone
- Close to Highway 34 & I-25
- Lots zoned Industrial
- Great for any light industrial, storage, warehouse, contractor, and many other uses.

Information:

Lot	Size	Sale Price
Lot 2, Block 1	54,045 SF	\$150,000
Lot 3, Block 1	81,883 SF	\$150,000
Traffic Counts (City of Loveland 2008)		14,680 VPD

Nathan Klein
Partner/Broker Associate
970-667-7000 X 109
970-222-2473

nklein@lovelandcommercial.com
www.lovelandcommercial.com



Demographics

(Source: STDB Online 2008, radius)

	1 Mile	3 Mile	5 Mile
2008 Est. Pop	6,219	31,219	71,553
Avg. HH Inc	\$60,682	\$66,219	\$73,109
Households	2,518	12,617	27,977
Businesses	576	2,897	4,526
Employees	3,495	19,488	30,683



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