

Industrial Property For Sale



975 Madison Ave • Loveland, CO

Bldg Size: 19,123 sf

Land Size: 427,324 sf (9.81 acres)

Sale Price: \$1,250,000 or \$725,000 for the west \pm 4 acres with building and railspur

Price/SF: \$2.93 (entire site)

Zoning: I - Industrial, City of Loveland

- Features:**
- Property can be purchased in its entirety, or the west \pm 4 acres can be purchased with building and railspur
 - Property will be annexed to the City of Loveland, zoned industrial, and all excess buildings and debris removed from the site at the time of sale
 - Improved access and all utilities will be extended to both sites
 - Rail service provided by Great Western Railroad
 - Great opportunity for business/light industrial park redevelopment

Contacts:

**Larry Melton,
Broker Associate
(970) 593-9900**

REALTEC
LOVELAND
COMMERCIAL REAL ESTATE SERVICES

**Nathan Klein,
Broker Associate
(970) 667-7000**

LC Loveland
COMMERCIAL LLC

Check out our listings on the web! Go to www.Realtec.com and LovelandCommercial.com

121207

1767 Rocky Mountain Ave., Loveland, CO 80538 • (970) 593-9900 • Fax (970) 593-9901 • Loveland@Realtec.com

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

Site Plan & Location Map

975 Madison Avenue • Loveland, CO

MEASUREMENTS ARE APPROXIMATE. DRAWING NOT TO SCALE.



Entire Site = 9.81 acres:
\$1,250,000

