

729 N Madison Avenue



Highlights

- Bank Owned Commercial Building & Land, must sell, bring offers!
- Functional for many uses including Contractor, Landscaper, Builder, Warehouse, or light Manufacturing (with City approval).
- Fantastic Central Loveland location!
- 5,000 s.f. Warehouse (built 1999), 768 s.f. Office/House (built 1896), and 928 s.f. cinder block garage also included.
- Site is annexed and zoned B-Developing Business in the City of Loveland - must be connected to City Utilities.
- Includes 7 1/2 shares of Chubbuck Greeley Loveland Irrigation Water.
- Significant "Value Add" opportunity through further development and/or subdivision of the site.
- Buyer will ultimately be responsible for adjacent street, sidewalk, and connections to City Utilities.

Information

Sale Price	\$349,900
Parcel Size	2.36 acres
Building Size	5,000 s.f. Warehouse 768 s.f. Office/House
Zoning	B - Developing Business
Traffic Counts	8,800 VPD (City of Loveland)

Demographics

(Source: STDB Online 2011, radius)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2010 Pop.	9,368	45,492	74,471
Avg HH Income	\$52,068	\$64,112	\$71,020
Households	4,092	18,452	29,294



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