



FOR SALE

4,369 SF Warehouse Condos For Sale
532-534 W 66TH STREET | Loveland, CO 80538



Great Owner/User With Existing Income Opportunity

CONTACT:

BRAD GILPIN
SENIOR VICE PRESIDENT
303.512.1196
bgilpin@uniqueprop.com

UNIQUE PROPERTIES
400 S. BROADWAY
DENVER, CO 80209
(p) 303.321.5888
(f) 303.321.5889
WWW.UNIQUEPROP.COM



OFFERING SUMMARY

Sale Price:	\$1,004,870
Building Size:	4,369 SF
Grade Level Doors:	Two 12'x14'
Year Built:	2000
Zoning:	Industrial

PROPERTY HIGHLIGHTS

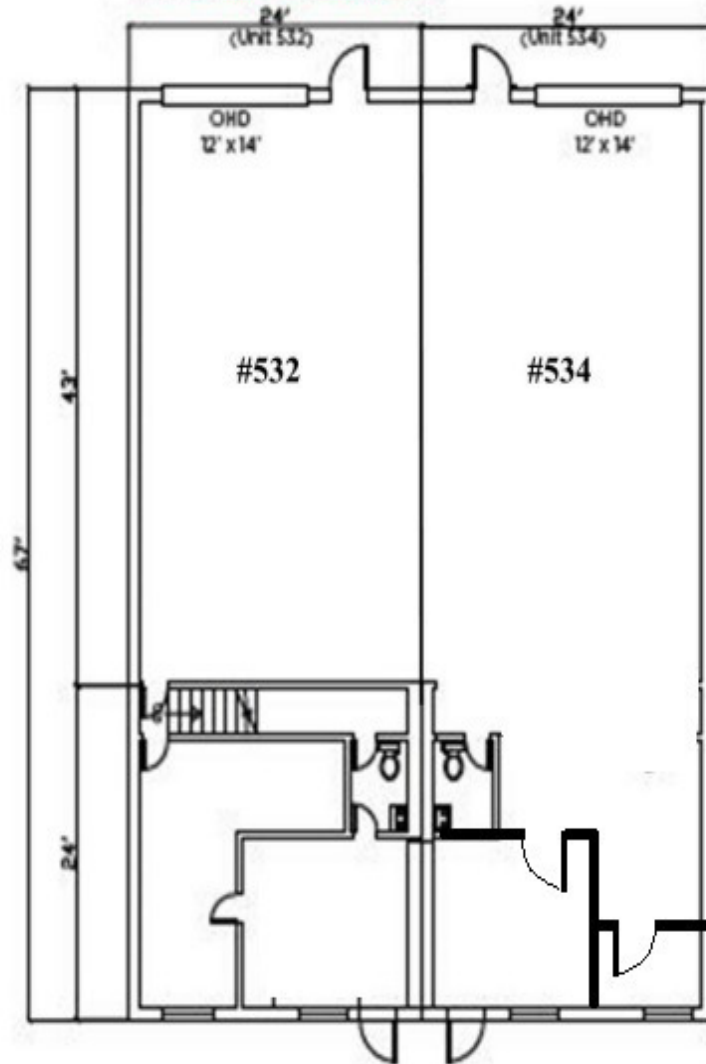
- Unit #532 is 2,171 SF total (1,032 SF of warehouse and 1,139 SF of office on two floors)
- Unit #534 is 2,198 SF total (1,032 SF of warehouse and 1,166 SF of office on two floors)
- Each unit has a 12'x14' drive in door, 18' ceilings and sprinklers throughout
- 3 Phase 200-amp power per unit
- 2,747 SF available for an owner user (#532 and the 2nd floor office of #534)
- 1,702 SF leased through 7/31/2029 (main floor of #534) - income available upon request
- Annual property taxes of \$8,300 per unit
- Annual association dues of \$2,760 per unit

4,369 SF WAREHOUSE CONDOS FOR SALE - GREAT OWNER/USER WITH

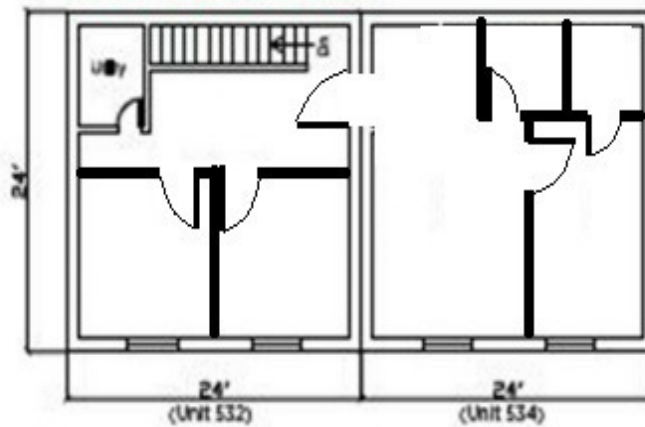


4,369 SF WAREHOUSE CONDOS FOR SALE - GREAT OWNER/USER WITH

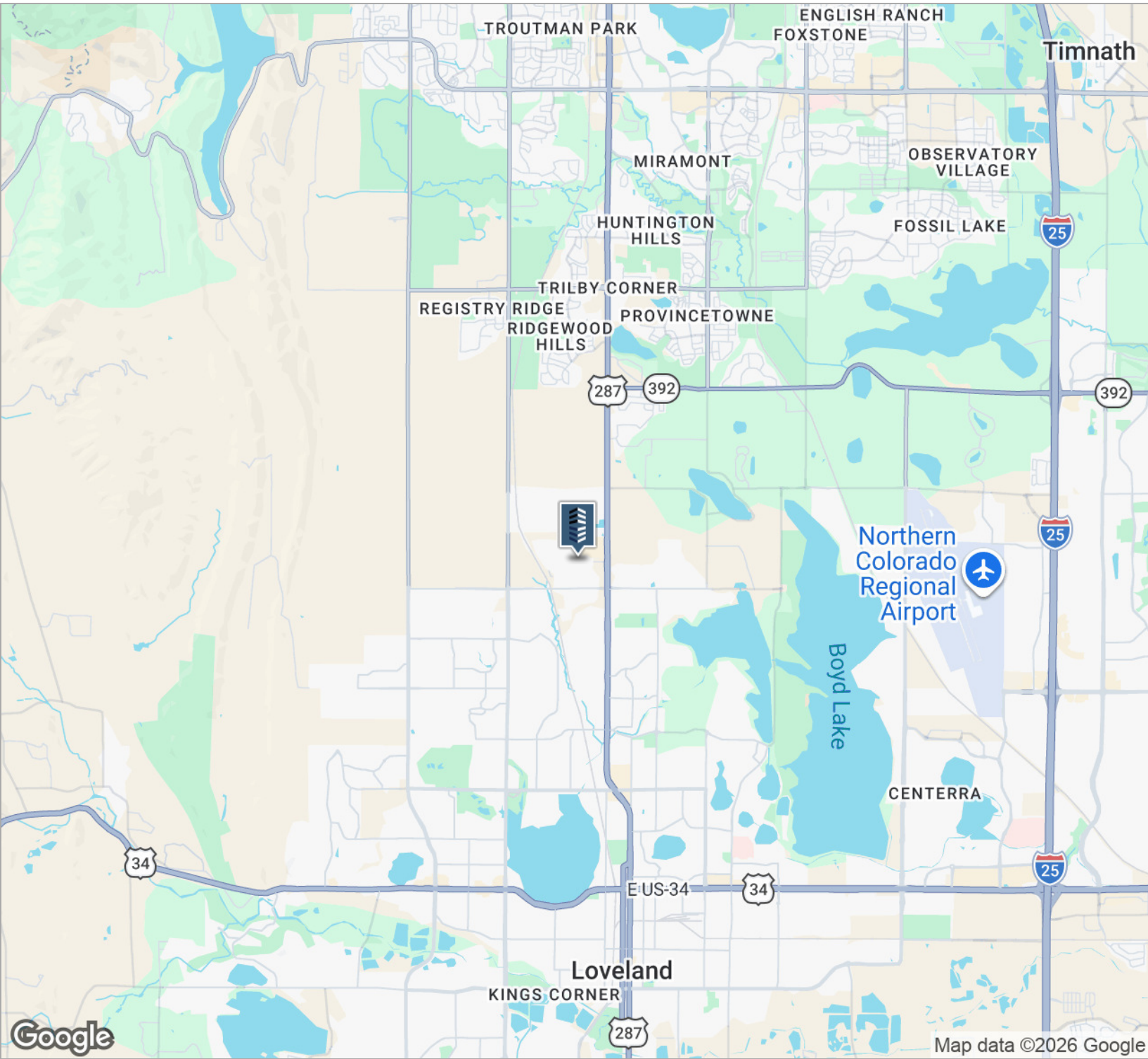
MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



4,369 SF WAREHOUSE CONDOS FOR SALE - GREAT OWNER/USER WITH



CONTACT:

BRAD GILPIN
SENIOR VICE PRESIDENT
303.512.1196
bgilpin@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.