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2802 Madison Square Dr **Loveland, CO 80538**

\$1,175,000

The Opportunity

Looking for stable, predictable cash flow? Here's a property that delivers exactly that. 2802 Madison Square Drive is a 5,082 sq ft commercial investment with two established, professional tenants with NNN leases—the kind of property that works while you sleep. This isn't a speculative play or a fixer-upper. This is a cash flow machine with quality long-term tenants already in place, generating reliable income from day one of ownership.





Property Overview

Building: 5,082 sq ft, professionally maintained. Configuration: Two separate, income-generating rental units. Location: Loveland, Colorado—positioned in a growing market with strong commercial fundamentals

The Tenants

Unit 1: Preferred Home Health: A professional medical services provider with established operations, consistent patient caseload, and the stability that comes with serving essential healthcare services in the community. FYI, healthcare-related businesses are among the most reliable commercial tenants—low turnover, strong credit, and recurring revenue streams.

Unit 2: Mueller Pye CPA: A licensed accounting professional with an established client base. CPAs represent stable, professional tenants with predictable billing cycles and seasonal revenue patterns. This tenant brings professional credibility to the building and demonstrates the property's appeal to quality service businesses.

5,082 Square Feet - .71Acres - Built 1991 - 20 Parking Spaces

Rent Roll

- Preferred Home Health - 3201 sq ft - NNN - Rent = \$49,476
- Mueller Pye & Associates - 1,881 sq ft - NNN - Rent = \$29,372
- Total 5,082 sq ft. - NNN - **N.O.I = \$78,848**