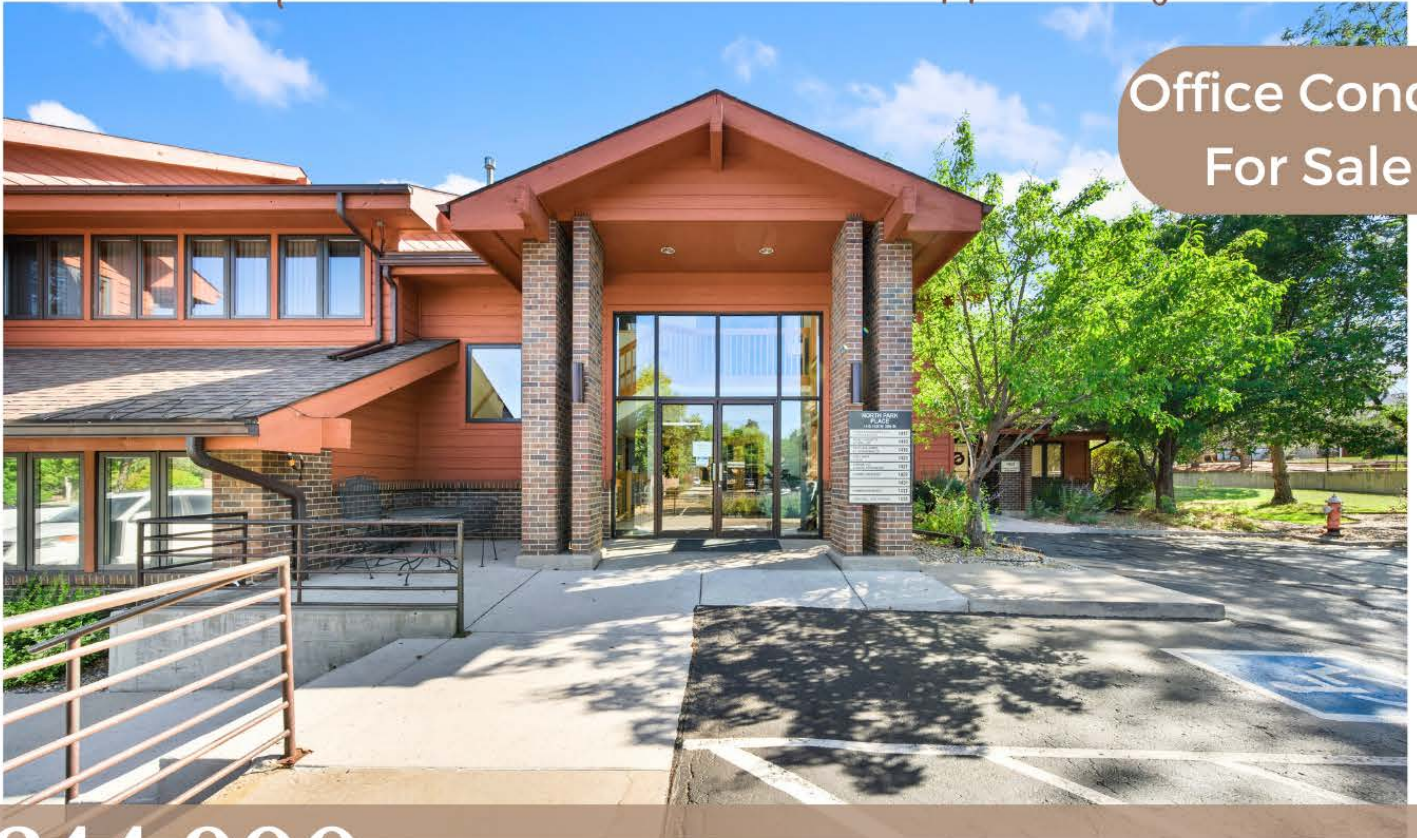


1429 W 29TH ST. LOVELAND, CO

Unique Owner-User/Investor Opportunity



Office Condo
For Sale

\$244,900

PROPERTY SPECIFICATIONS:

- 944 sf Office Condo
- 4 private offices
- Shared conference room
- Ideal for mental health services, attorneys, accountants, realtors, etc.
- Owner-user potential
- Central Loveland location



Samantha O'Neal

970.389.6912

samantha.oneal@thestationre.com

FOR SALE

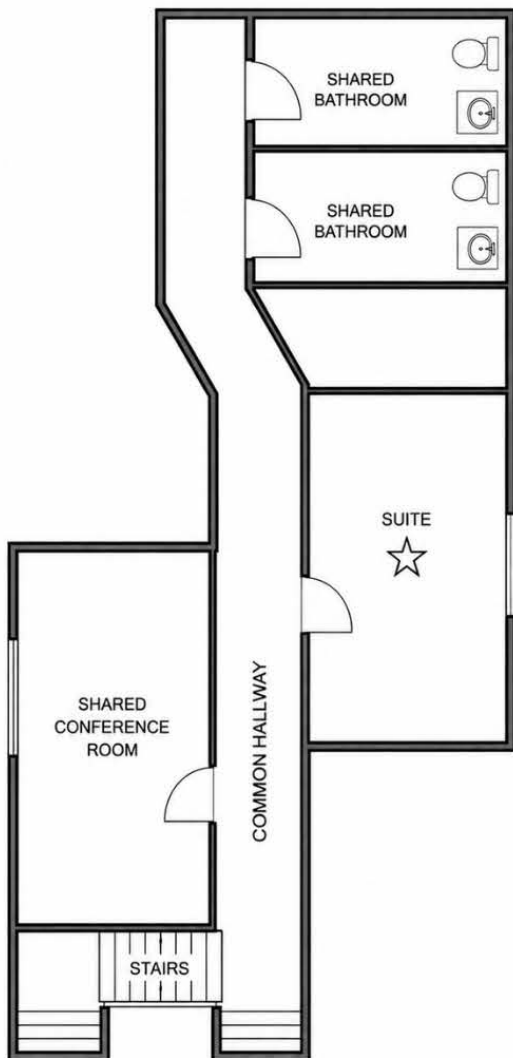
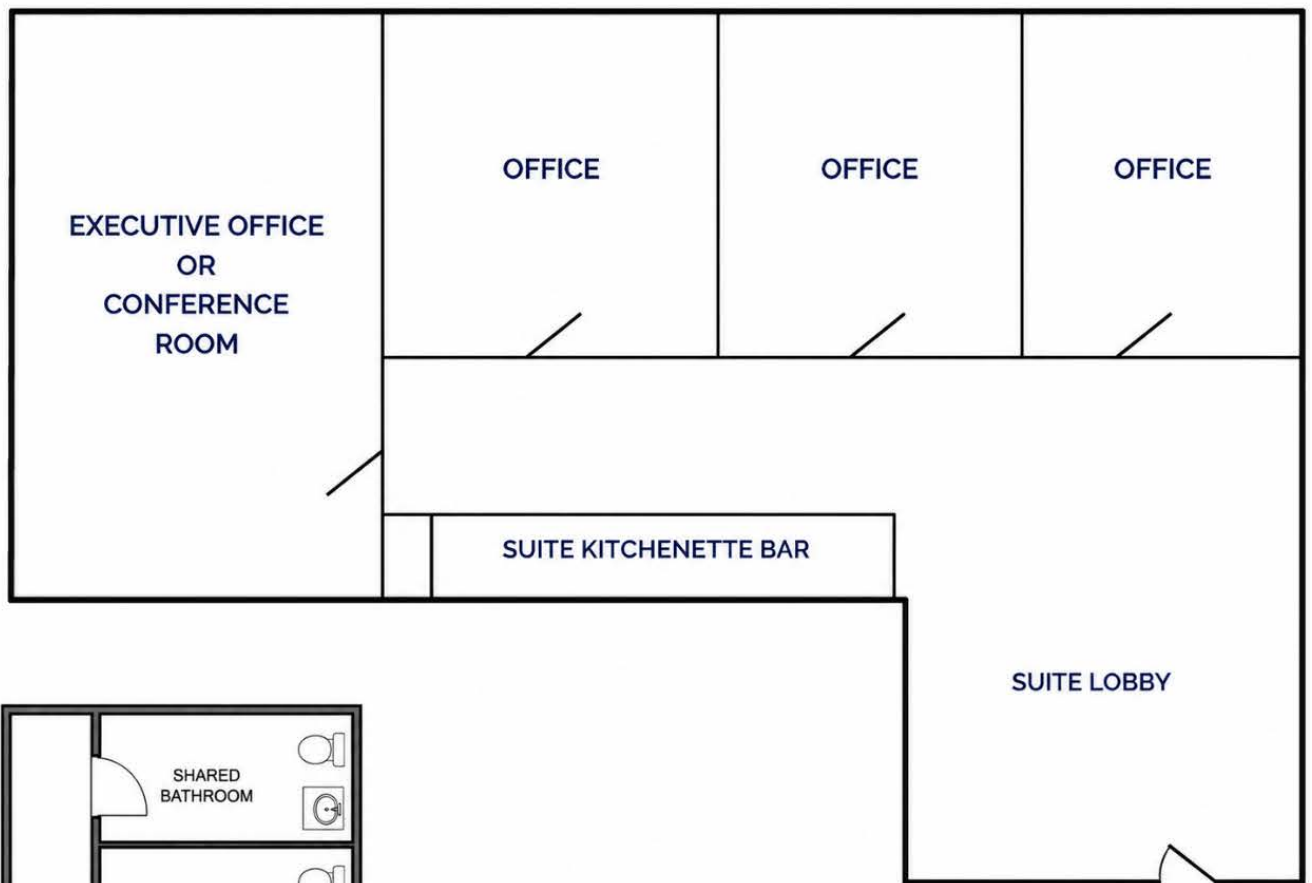
1429 W 29th St.
Loveland, CO



CONDO INFORMATION

Exceptional opportunity to acquire a well-maintained four-office professional suite in the heart of Loveland. Currently 100% occupied with a mix of 1 year and month-to-month tenants, this property provides immediate rental income while offering excellent flexibility for an owner-user to occupy one or more offices as they become available.

The thoughtfully designed layout is particularly well suited for counseling, therapy, psychology, and other mental health professionals. All current tenants operate within the health and wellness field, creating a quiet, professional environment that is ideal for similar practices or other professionals (e.g. attorneys, accountants, realtors, etc.).



Property Features

The suite features a welcoming shared lobby, an in-suite kitchenette/bar for tenant use, and access to a shared eight-person conference room equipped with TV/media hookups. Building restrooms are conveniently located immediately outside the suite, for tenant and client use.

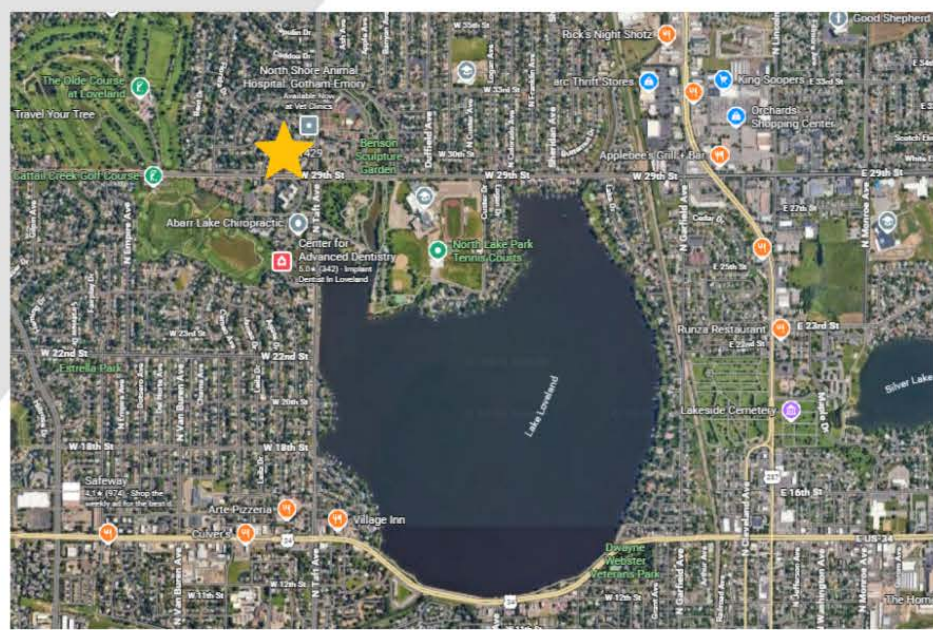
FLOOR PLAN



Samantha O'Neal | 970.389.6912 | samantha.oneal@thestationre.com



Condo Location



Ideally situated in an established central Loveland office complex, the property offers convenient access to major roads, restaurants, shopping, and other everyday amenities. Mature landscaping, beautiful trees, and a professionally maintained setting create an inviting atmosphere for both clients and tenants.

Loveland offers a variety of both indoor and outdoor activities enjoyable for every season, making it a desirable and sought after location for businesses and investors. Whether you're seeking a stable investment, a future owner-user opportunity, or a combination of both, this flexible office suite offers an attractive blend of current cash flow and long-term potential.

DISTANCES FROM LOVELAND

Fort Collins	15 minutes 13 miles
Windsor	15 minutes 10 miles
Greeley	35 minutes 20 miles
Estes Park	35 minutes 30 miles
Cheyenne, Wyoming	45 minutes 59 miles
Denver	55 minutes 45 miles
Denver International Airport	45 minutes 60 miles

PROPERTY WEBSITE

<https://properties.boxwoodphotos.com/sites/1429-w-29th-st-loveland-co-80538-26755036/branded>