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REALTEC LISTING
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REALTEC
COMMERCIAL REAL ESTATE SERVICES

Excellent Retail, Office, and/or Investment Property



1718 W. EISENHOWER
LOVELAND, COLORADO

AVAILABLE (TOTAL):	12,774 SF
RETAIL/OFFICE SF:	6,620 SF
INDUSTRIAL/STORAGE SF:	6,154 SF
LAND SF:	39,000 SF
SALE PRICE:	\$650,000
PRICE/SF:	\$51.00/SF!!
PARKING:	25 SPACES

FEATURES:

- Retail/office/investment property with additional income
- Multi tenant investor/user property with excellent highway 34 exposure!
- Occupy one or all retail units (3 retail units @ 6,620 sf) on Highway 34 and receive income from other retail units plus 14 Industrial Storage units (6,154 sf).
- New roof on retail building in last 5 years.
- Traffic Count: approx. 27,000 VPD
- Close to McDonald's, Subway, Chase Bank, and Bank of Colorado

Jeffrey Doran, Broker/Partner
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400 E. Hosetooth Rd., Suite 100 · Fort Collins, CO 80525 · Ph: 970.229.9900 · Fax: 970.282.1080

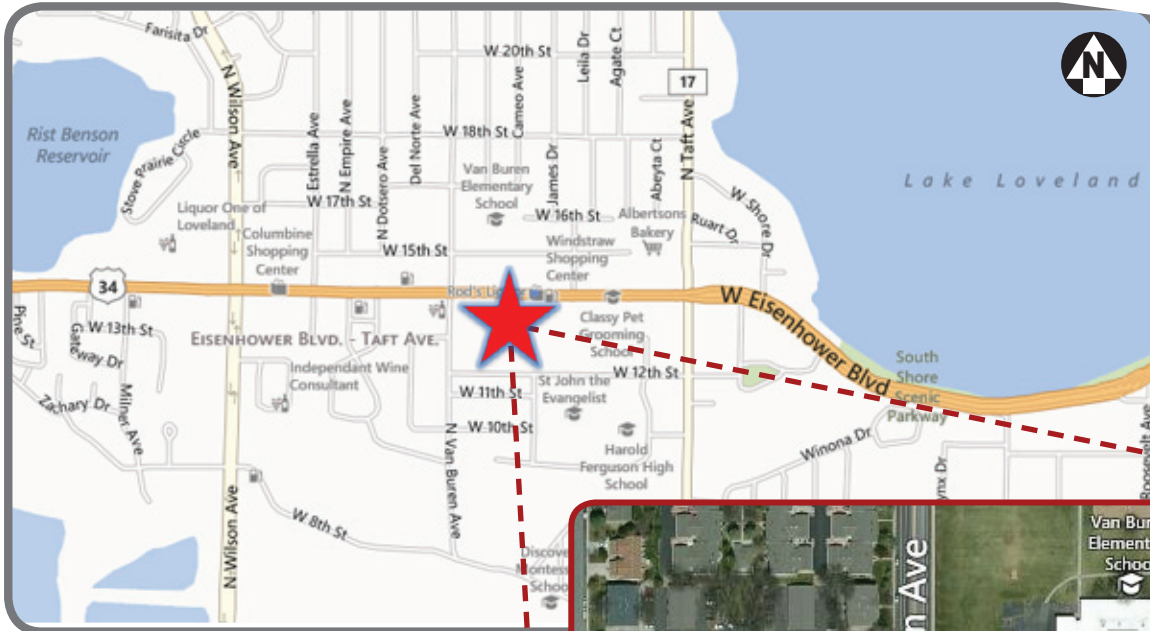
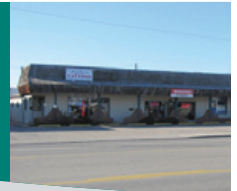
Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

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LOVELAND, COLORADO

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PROFORMA INCOME:

Retail Income:

6,620 SF @ \$8.00/SF NNN = \$52,960

Industrial / Storage:

6,154 SF @ \$6.64/SF NNN = \$40,836

Total Annual Proforma Revenue: \$93,796

Proforma Return: 14.4%

RETAIL

INDUSTRIAL

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