



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:

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UNIQUE PROPERTIES

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OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	4,369 SF
Grade Level Doors:	Two 12'x14'
Year Built:	2000
Zoning:	Industrial

PROPERTY HIGHLIGHTS

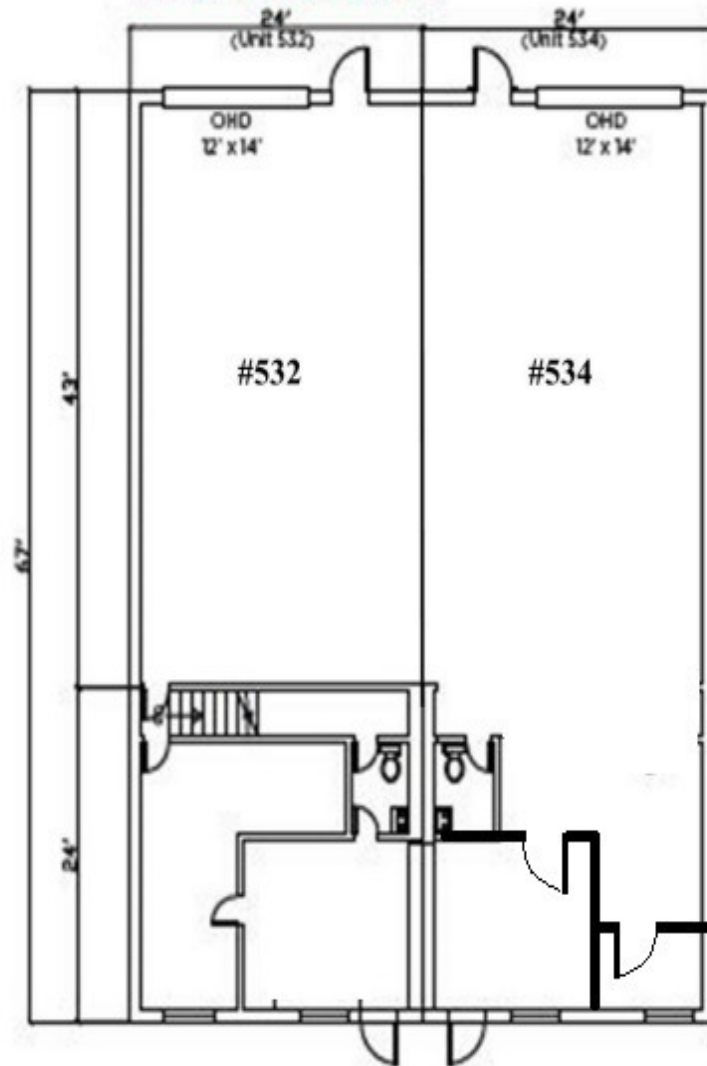
- Unit #532 is 2,171 SF total (1,032 SF of warehouse and 1,139 SF of office on two floors)
- Unit #534 is 2,198 SF total (1,032 SF of warehouse and 1,166 SF of office on two floors)
- Each unit has a 12'x14' drive in door, 18' ceilings and sprinklers throughout
- 3 Phase 200-amp power per unit
- 2,747 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 are \$16,916 total for both units
- Annual association dues are \$5,520 total for both units

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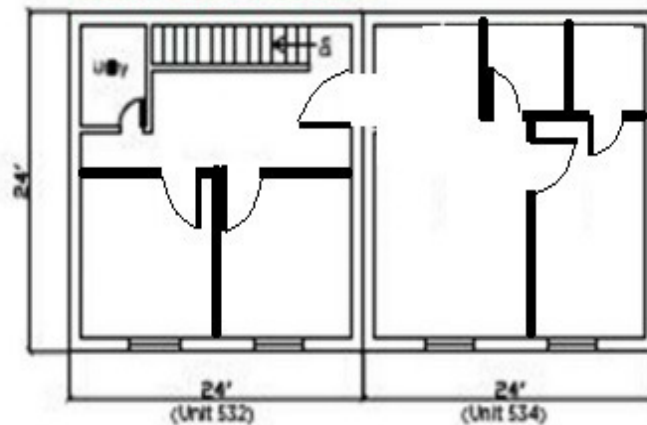


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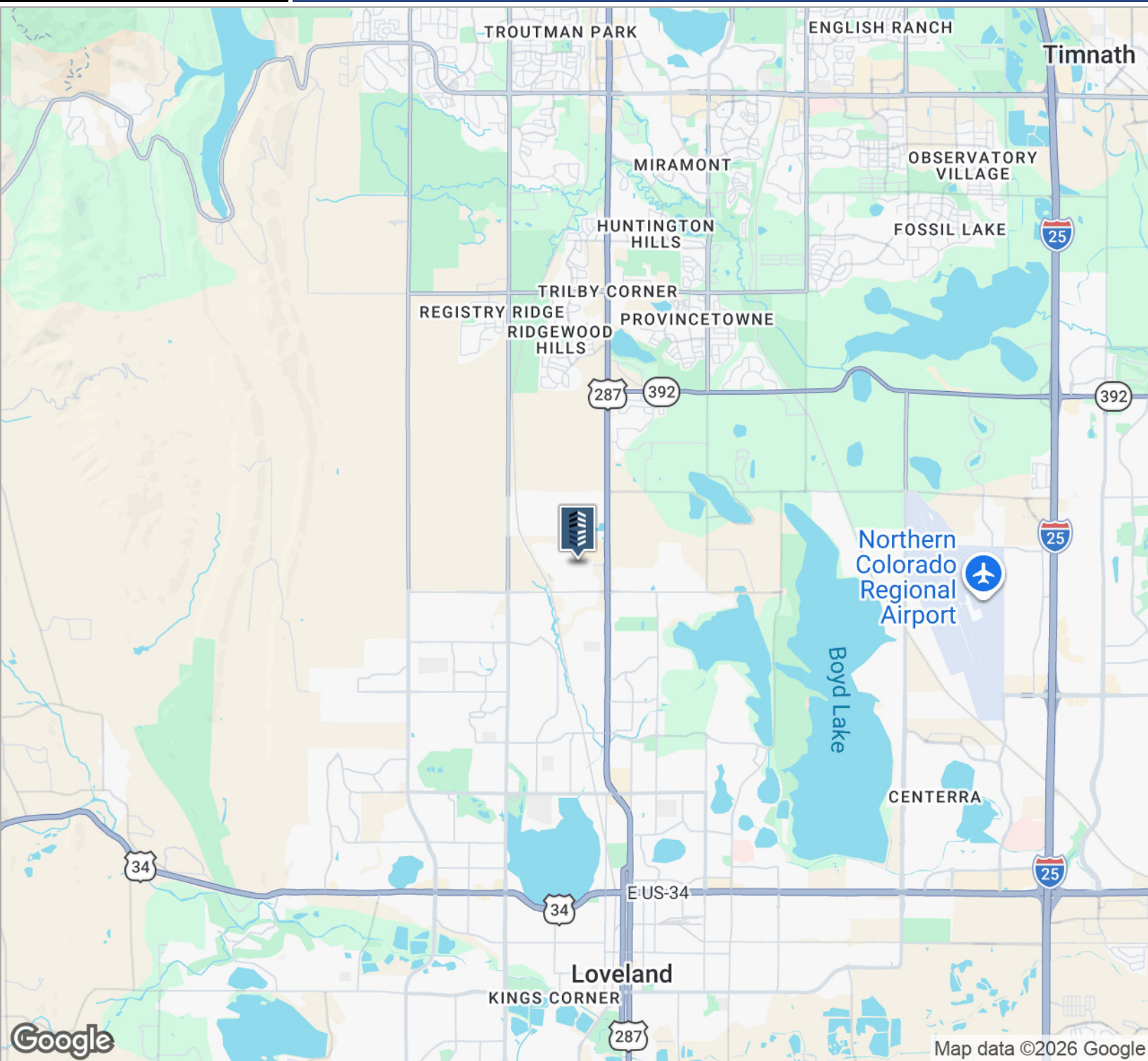
MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



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