

FOR SALE

**336-406 8TH STREET SE
LOVELAND, CO 80537**



Price \$855,000



Julie Norris

RE/MAX Commercial Alliance
(970) 227-9127 - Cell
(970) 482-1781 - Office
commercialrejulie@outlook.com

Michelle Hickey-Crawford, CCIM

RE/MAX Commercial Alliance
(970) 215-7016 - Cell
(970) 482-1781 - Office
Michelle@NoCoMichelle.com

All information provided deemed reliable, but not guaranteed.

125 S. Howes Street #120 Fort Collins, CO 80521

Each office independently owned and operated

RE/MAX Commercial Alliance
ColoradoCommercialBrokers.com



FOR SALE

**336-406 8TH STREET SE
LOVELAND, CO 80537**



Offering Summary



- \$855,000.00
- Corner Lot with Hwy 287 frontage
- Zoning CC for 336 vacant land and 402 with 558 SF structure, utilities easily accessible for both
- Zoning CC/RR2 for 406 2 bed, 1 bath 650 SF home with a Month To Month tenant at \$1,250/mo.
- 3 parcels totaling approximately 1.36 acres

Rare and unique commercial property opportunity in unincorporated Larimer County. Located in SE Loveland comprised of 3 separate parcels once a small community of several homes with 2 of the original 1850's structures still standing. 336 fronts Hwy 287 with access from 8th Street consists of .96 acres with utilities easily accessible. Currently zoned CC with annual income from a sign lease with Lamar. 402 8th Street SE on .27 acres with an 1850s structure approximately 558 SF, utilities easily accessible and currently zoned CC as well.

406 8th Street SE on .24 acres with 650 SF single family residence with 1850s shed/garage currently zoned CC/RR2.

Julie Norris

RE/MAX Commercial Alliance
(970) 227-9127 - Cell
(970) 482-1781 - Office
commercialrejulie@outlook.com

Michelle Hickey-Crawford, CCIM

RE/MAX Commercial Alliance
(970) 215-7016 - Cell
(970) 482-1781 - Office
Michelle@NoCoMichelle.com

All information provided deemed reliable, but not guaranteed.

125 S. Howes Street #120 Fort Collins, CO 80521
Each office independently owned and operated

RE/MAX Commercial Alliance
ColoradoCommercialBrokers.com



FOR SALE

**336-406 8TH STREET SE
LOVELAND, CO 80537**



Aerial View



Julie Norris

RE/MAX Commercial Alliance
(970) 227-9127 - Cell
(970) 482-1781 - Office
commercialrejulie@outlook.com

Michelle Hickey-Crawford, CCIM

RE/MAX Commercial Alliance
(970) 215-7016 - Cell
(970) 482-1781 - Office
Michelle@NoCoMichelle.com

All information provided deemed reliable, but not guaranteed.

125 S. Howes Street #120 Fort Collins, CO 80521

Each office independently owned and operated

RE/MAX Commercial Alliance
ColoradoCommercialBrokers.com



FOR SALE

**336-406 8TH STREET SE
LOVELAND, CO 80537**



Broker Contact

Michelle Hickey-Crawford, CCIM

RE/MAX Commercial Alliance

(970) 215-7016 - Cell

(970) 482-1720 - Fax

(970) 482-1781 - Office

Michelle@NoCoMichelle.com

125 S. Howes Street #120 Fort Collins, CO 80521
Each office independently owned and operated

Julie Norris

RE/MAX Commercial Alliance

(970) 227-9127 - Cell

(970) 482-1720 - Fax

(970) 482-1781 - Office

commercialrejulie@outlook.com

125 S. Howes Street #120 Fort Collins, CO 80521
Each office independently owned and operated

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES BELIVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY ANDDO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

RE/MAX Commercial Alliance
ColoradoCommercialBrokers.com

