

**RE/MAX**  
COMMERCIAL

FOR SALE

2150 W. Eisenhower Blvd. B5  
& 2154 W. Eisenhower Blvd. B6

LOVELAND, CO 80537

PRICE REDUCED - UNITS NOW SOLD INDIVIDUALLY  
SELLER CARRY LOAN AVAIL TO VIABLE BUYERS



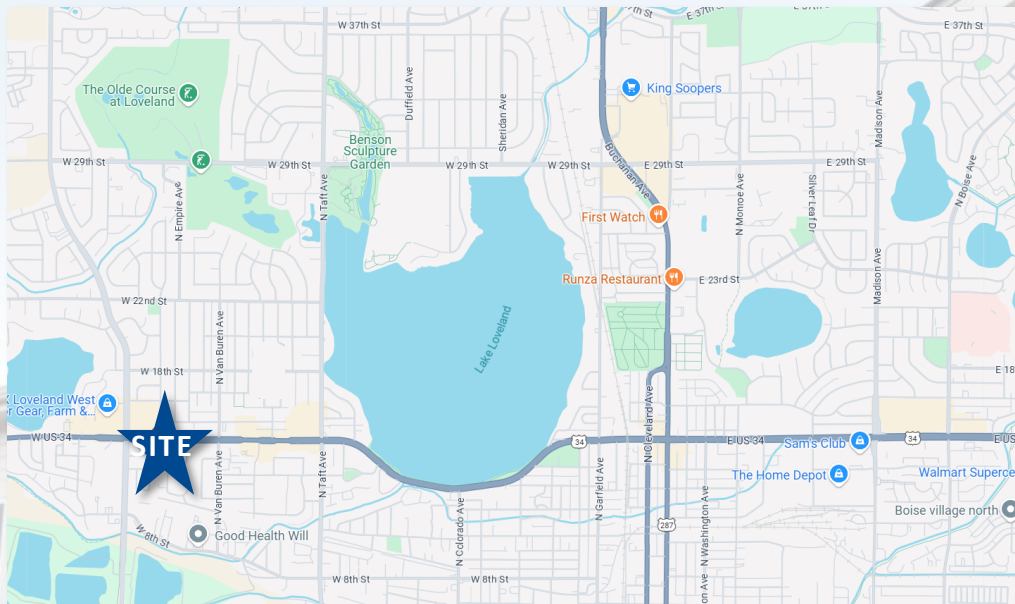
Well Appointed Office/Medical Space



FOR SALE

2150 W. Eisenhower Blvd. B5  
& 2154 W. Eisenhower Blvd. B6

LOVELAND, CO 80537



### Broker Contact

**MICHELLE HICKEY CRAWFORD, CCIM**

RE/MAX Commercial Alliance

(970)215-7016

[Michelle@NoCoMichelle.com](mailto:Michelle@NoCoMichelle.com)

## DISCLAIMER

This Offering Memorandum was prepared by RE/MAX Commercial Alliance ('Broker') solely for the use of prospective purchasers of 2150 and 2154 W Eisenhower Blvd, Units B5 and B6, Loveland, CO (the "Real Estate"). Neither Broker, the "Seller" nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Real Estate from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser. Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real Estate. The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Real Estate. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Real Estate, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Real Estate unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived. The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein.

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### Offering Summary

- **Units B5 and B6 Sold Together**  
**\$545,000 (~~\$252 per sf~~) \$499,000 (\$230 per SF)**  
**2,165 Rentable SF**
- **Units Now Offered Separately:**  
**Unit B5 - \$271,152 1,076 Rentable SF (\$252 per SF)**  
**Unit B6 - \$274,428 1,089 Rentable SF (\$252 per SF)**
- **Seller Carry Loan Avail to Viable Buyers**
- Located in the 'B' Developing Business Zone.
- YOC 1998 with remodel in 2020.
- Easy access off Hwy 34.
- The floor plan is a flexible mix of private offices, open workspace, kitchenette, training/AV room, and more.
- Office, medical, or retail are a great fit for the center.



# RE/MAX

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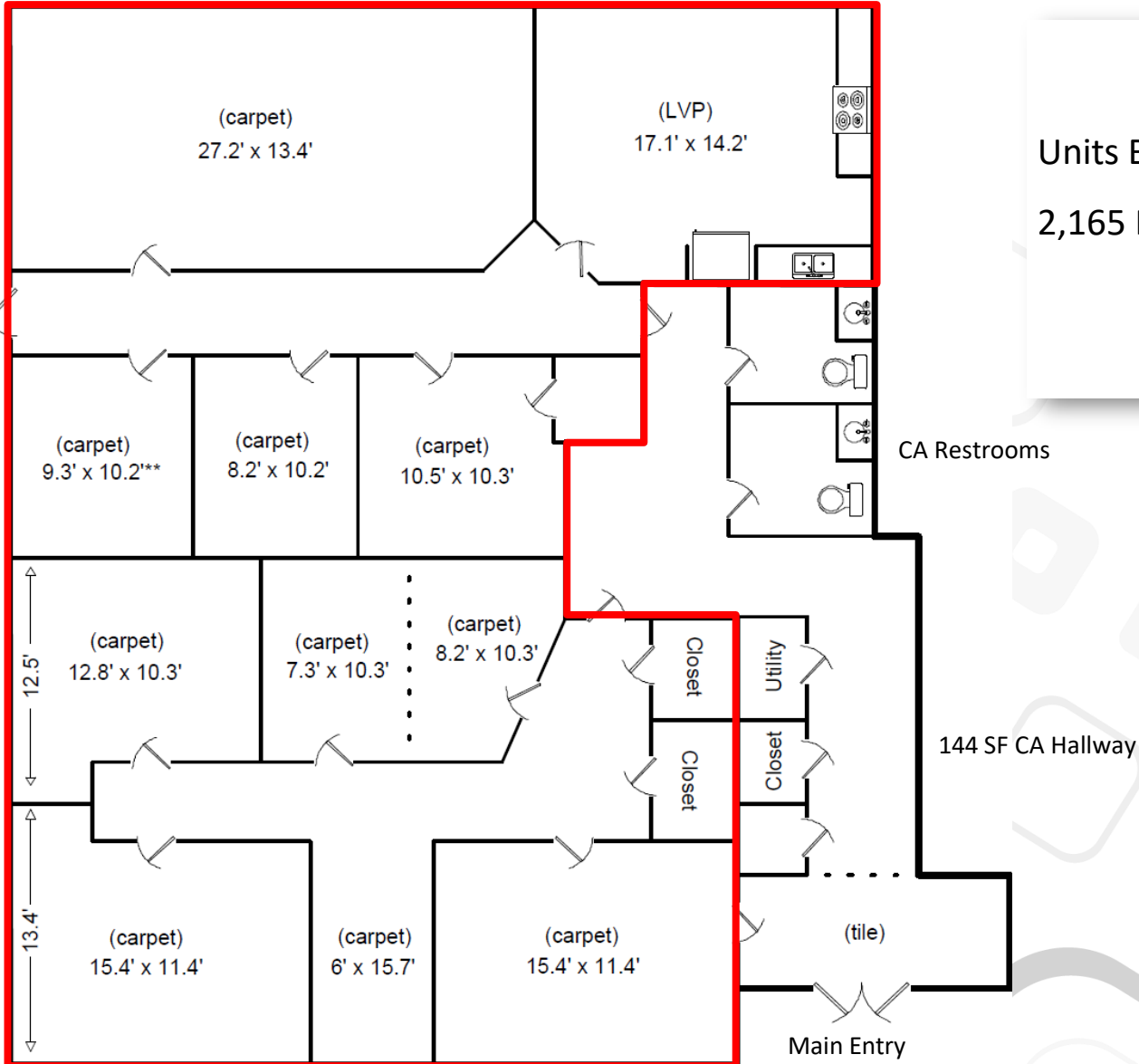
## SITE PHOTOS

2150 W. Eisenhower Blvd. B5  
& 2154 W. Eisenhower Blvd. B6

LOVELAND, CO 80537

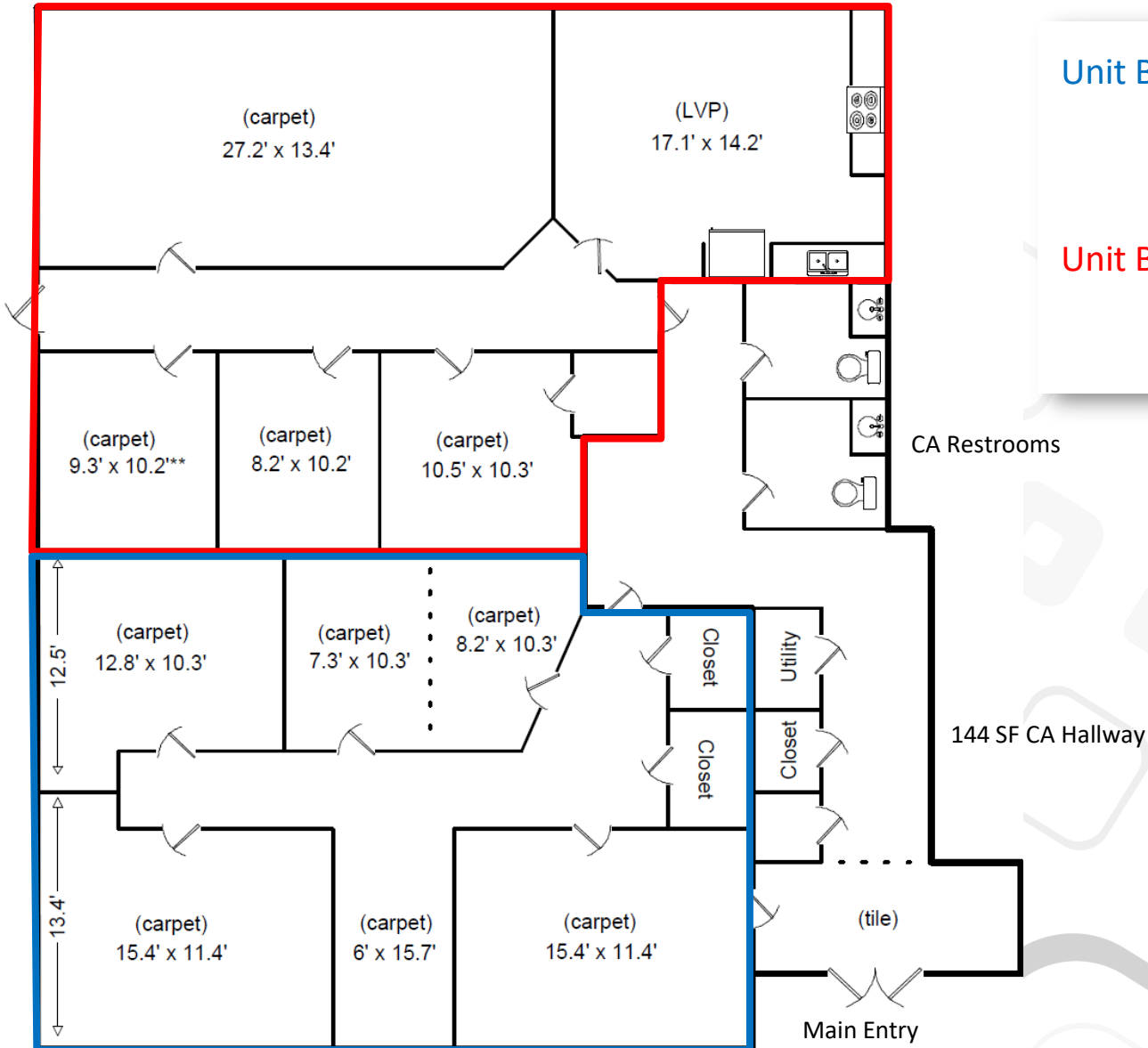


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Units B5 and B6 Sold Together - \$499,000  
2,165 Rentable SF (2,021 Useable SF)

PRICE REDUCED - UNITS NOW SOLD INDIVIDUALLY  
SELLER CARRY LOAN AVAIL TO VIABLE BUYERS



Unit B5 - \$271,152

1,076 Rentable SF (1,004 Useable SF)

Unit B6 - \$274,428

1,089 Rentable SF (1,017 Useable SF)

# RE/MAX

## COMMERCIAL

### REGIONAL INFORMATION

# Location Overview



## Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: [choosecolorado.com](http://choosecolorado.com)



CONTACT

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