

MOUNTAIN VIEWS AT LONGVIEW

626 WEST 66TH STREET
LOVELAND, CO 80538

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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	9 Acres
Year Built:	1974
Building Size:	16,873 SF
Renovated:	2014
Zoning:	Industrial Flex
Market:	Northern Colorado
Submarket:	Longview
Price / SF:	\$148.17

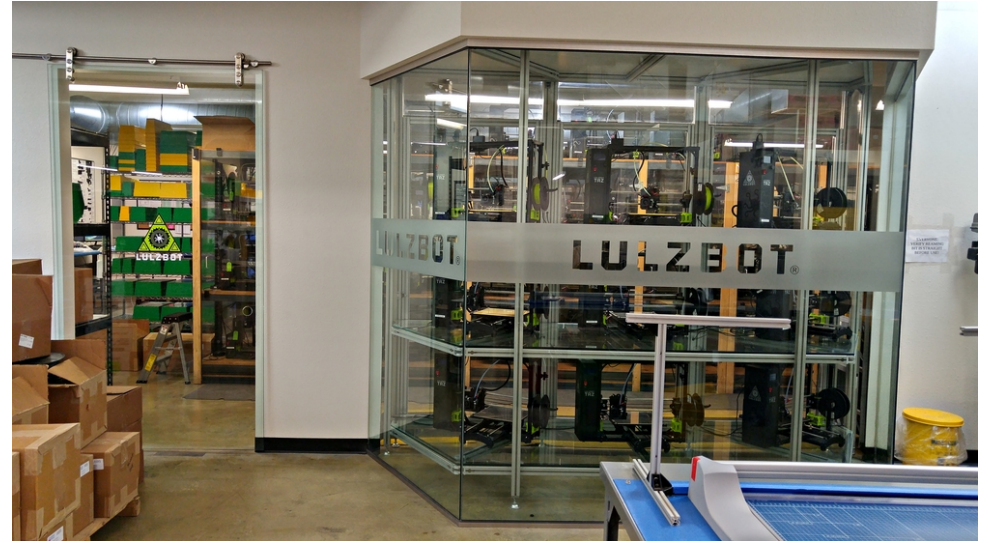
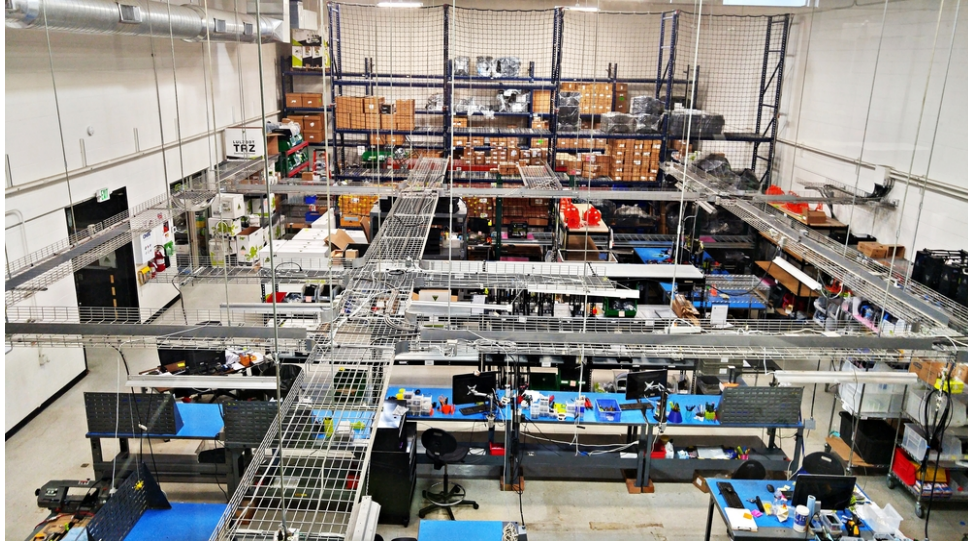
PROPERTY OVERVIEW

Manufacturing building available with heavy power, 9 acres of land for expansion and or storage. Beautiful unobstructed views of the front range. Great access to all highways being located between Fort Collins and Loveland. Close to UPS for shipping needs.

PROPERTY HIGHLIGHTS

- Manufacturing Building with heavy power
- 9 acres of land
- High ceilings in the manufacturing area
- Half of the parcel is within a securely fenced area
- Large newly paved parking lot
- Current tenant vacating - potential owner occupancy

Additional Photos



Additional Photos



City Of Loveland



LOVELAND OVERVIEW

Loveland is growing and Downtown is poised to capitalize on the vibrancy, activity, and mix of uses within its core. Loveland and front range populations continue to see diverse growth, Loveland is becoming a very attractive location.

City of Loveland has:

- A growing population base
- A solid downtown core of restaurants, retail services, and employment
- A supportive and enthusiastic interest by the public
- New projects that add to the character and fabric of the City
- A strategic plan focused on reinvestment



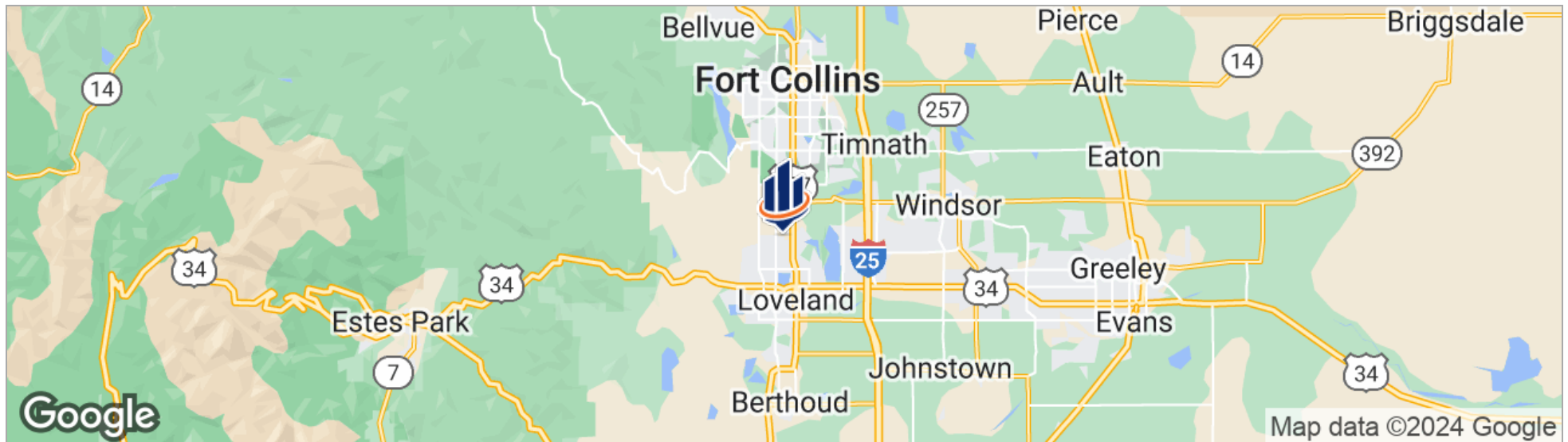
Top 5 reasons to consider Loveland

1. The unemployment rate is low.
2. You'll be between Denver and Fort Collins.
3. The housing market is Booming.
4. It's named Colorado's 2nd most affordable city.
5. It's a great place to raise a family.

Aerial Map



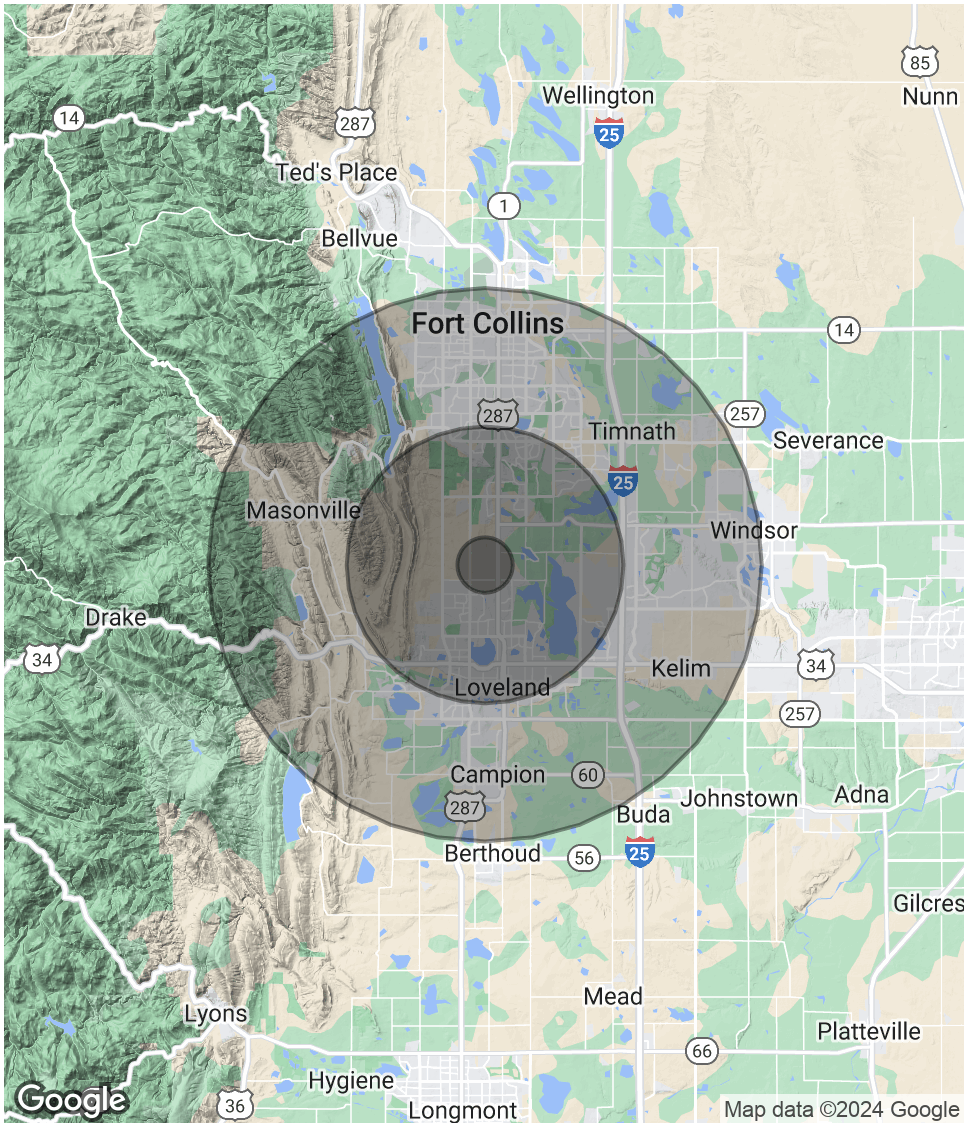
Location Maps



Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,513	92,207	300,480
Average age	39.8	38.7	34.7
Average age [Male]	35.8	37.3	33.9
Average age [Female]	42.7	39.7	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	961	37,113	120,720
# of persons per HH	2.6	2.5	2.5
Average HH income	\$81,212	\$79,041	\$71,264
Average house value	\$267,393	\$269,715	\$267,485

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



BILL REILLY

Senior Advisor

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PROFESSIONAL BACKGROUND

Bill Reilly a Colorado native, serves as a Senior Advisor for SVN/Denver Commercial in Colorado. As a seasoned real estate investor himself, Reilly's experience within commercial brokerage includes the lease and sale of properties such as Land, Industrial / Flex, Multifamily, Investment / NNN, Retail, Residential, and Office. Reilly's background work experience also enables him to work with a wide variety of owners with the sale or acquisition of businesses and properties.

Reilly prides himself on his ability to build and cultivate relationships with clients which coincides with SVN core covenants that focus on business planning and customer requirements. With more than 20 years of dedication to customer satisfaction, Reilly has a proven track record for keeping his clients' requirements as his number one priority. Reilly has proved to be a valued Senior Advisor at SVN by making it into the President's Circle and receiving The SVN Achievement award yearly.

Prior to joining SVN, Reilly was a senior key account manager for The Xerox Corporation handling many of the firm's largest accounts throughout Colorado and owned a Xerox agency with employees from Fort Collins to Pueblo, Colorado. Reilly has earned various world-renowned training certifications from the Xerox Corporation including PSS, SPIN and Solution Selling, Consultative Selling, Major Account Management, Negotiation Skills, and finally Agent Sales Modeling.

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