



## 1,808 SF RETAIL CONDO FOR SALE

**Sale Price: \$316,000 | \$175/SF**

**Landlord offering a generous \$25,000 credit at closing for bathroom installation!**

This retail condo offers a prime owner/user opportunity with its open floor plan and high ceilings. Monument signage is positioned facing 37th Street, making it ideal for office, flex, or other retail uses. Situated just off Hwy 287, the property benefits from nearly 30,000 vehicles passing by daily.

### PROPERTY FEATURES

<b>Available Size</b>	1,808 SF
<b>Year Built</b>	2005
<b>Sprinkled</b>	Yes
<b>Clearance</b>	12' 6" At lowest obstruction
<b>Parking</b>	29 Spaces (2.78 : 1,000 SF)
<b>Zoning</b>	B - Developing Business

Demographics	CoStar, 2024		
	1 Mile	3 Miles	5 Miles
2023 Population	11,730	57,549	98,806
2028 Population Projection	11,759	58,330	100,978
2023 Households	4,603	23,484	39,516
Avg. Household Income	\$78,803	\$86,969	\$96,268
Daytime Population	4,342	22,336	42,467

# 320 WEST 37TH STREET

UNIT 336 | LOVELAND, COLORADO 80538





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