

COMMERCIAL LOT(S)

550 W. 71st St. , Loveland, CO 80536

FOR SALE



PROPERTY DESCRIPTION

North Loveland Commercial Lot(s)

PROPERTY HIGHLIGHTS

- 2 corner commercial lots available - 2 acres per lot
- **Can be combined to one 4 acre lot**
- Located near the established and expanding Longview Business Park
- Zoning: I-Developing Industrial District - potential uses include: retail, medical/office, restaurant, manufacture, warehouse & distribution - **Contact Broker for more information**
- Easy access to Hwy. 287
- Located ideally between Loveland and Ft. Collins
- Minutes to I-25 and Northern Colorado Regional Airport
- Contact Broker for more information

TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 2.0 Acres per lot



ANTONOFF
& CO. BROKERAGE INC.

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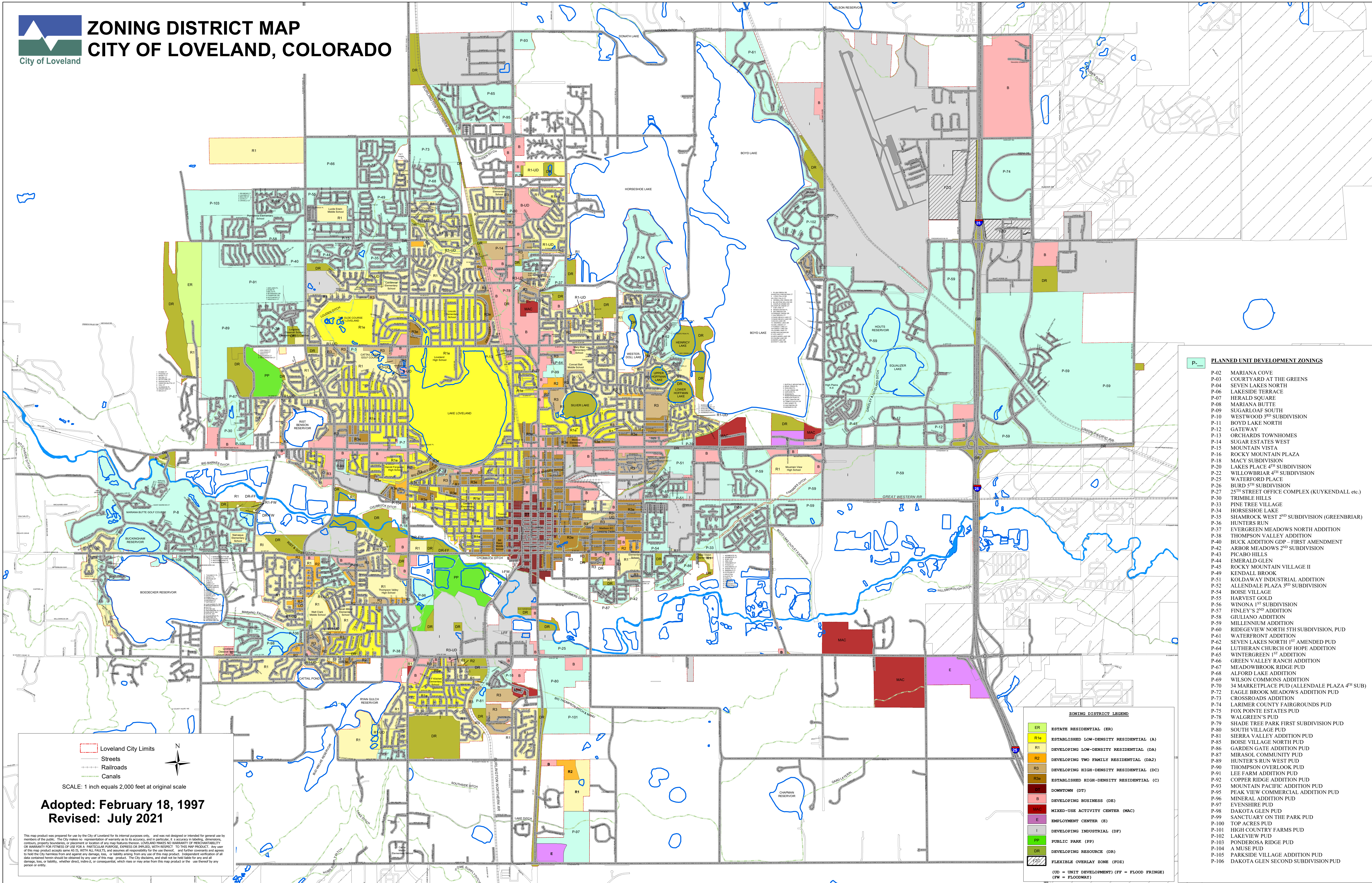
ANTONOFF
& CO. BROKERAGE INC.

Retailer Map

Antonoff & Co. Brokerage, Inc. | Denver, CO 80202 | 1528 Wazee Street | 303.623.0200 | antonoff.com



ZONING DISTRICT MAP CITY OF LOVELAND, COLORADO



Loveland City Limits
 Streets
 Railroads
 Canals
 N
 SCALE: 1 inch equals 2,000 feet at original scale
Adopted: February 18, 1997
Revised: July 2021

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ZONING DISTRICT LEGEND

ER	ESTATE RESIDENTIAL (ER)
R1e	ESTABLISHED LOW-DENSITY RESIDENTIAL (A)
R1	DEVELOPING LOW-DENSITY RESIDENTIAL (DA)
R2	DEVELOPING TWO FAMILY RESIDENTIAL (DA2)
R3	DEVELOPING HIGH-DENSITY RESIDENTIAL (DC)
R3a	ESTABLISHED HIGH-DENSITY RESIDENTIAL (C)
DR	DOWNTOWN (DT)
B	DEVELOPING BUSINESS (DE)
MAC	MIXED-USE ACTIVITY CENTER (MAC)
E	EMPLOYMENT CENTER (E)
I	DEVELOPING INDUSTRIAL (DI)
PP	PUBLIC PARK (PP)
DR	DEVELOPING RESOURCE (DR)
F20	FLEXIBLE OVERLAY ZONE (F20)

(UD = UNIT DEVELOPMENT) (FF = FLOOD FRINGE)
(FW = FLOODWAY)

P- PLANNED UNIT DEVELOPMENT ZONINGS

P-02	MARIANA COVE
P-03	COURTYARD AT THE GREENS
P-04	SEVEN LAKES NORTH
P-06	LAKESIDE TERRACE
P-07	HERALD SQUARE
P-08	MARIANA BUTTE
P-09	SUGARLOAF SOUTH
P-10	WESTWOOD 3 RD SUBDIVISION
P-11	BOYD LAKE NORTH
P-12	GATEWAY
P-13	ORCHARDS TOWNHOMES
P-14	SUGAR ESTATES WEST
P-15	MOUNTAIN VISTA
P-16	ROCKY MOUNTAIN PLAZA
P-18	MACY SUBDIVISION
P-20	LAKES PLACE 4 TH SUBDIVISION
P-22	WILLOWBRIAR 4 TH SUBDIVISION
P-25	WATERFORD PLACE
P-26	BURD 5 TH SUBDIVISION
P-27	25 TH STREET OFFICE COMPLEX (KUYKENDALL etc.)
P-30	TRIMBLE HILLS
P-33	PINE TREE VILLAGE
P-34	HORSESHOE LAKE
P-35	SHAMROCK WEST 2 ND SUBDIVISION (GREENBRIAR)
P-36	HUNTERS RUN
P-37	EVERGREEN MEADOWS NORTH ADDITION
P-38	THOMPSON VALLEY ADDITION
P-40	BUCK ADDITION GDP - FIRST AMENDMENT
P-42	ARBOR MEADOWS 2 ND SUBDIVISION
P-43	PICABO HILLS
P-44	EMERALD GLEN
P-45	ROCKY MOUNTAIN VILLAGE II
P-49	KENDALL BROOK
P-51	KOLDWAY INDUSTRIAL ADDITION
P-52	ALLENDALE PLAZA 3 RD SUBDIVISION
P-54	BOISE VILLAGE
P-55	HARVEST GOLD
P-56	WINONA 1 ST SUBDIVISION
P-57	FINLEY'S 2 ND ADDITION
P-58	GILLIANO ADDITION
P-59	MILLENNIUM ADDITION
P-60	RIDGEVIEW NORTH 5TH SUBDIVISION PUD
P-61	WATERFRONT ADDITION
P-62	SEVEN LAKES NORTH 1 ST AMENDED PUD
P-64	LUTHERAN CHURCH OF HOPE ADDITION
P-65	WINTERGREEN 1 ST ADDITION
P-66	GREEN VALLEY RANCH ADDITION
P-67	MEADOWBROOK RIDGE PUD
P-68	ALFORD LAKE ADDITION
P-69	WILSON COMMONS ADDITION
P-70	34 MARKET PLACE PUD (ALLENDALE PLAZA 4 TH SUB)
P-72	EAGLE BROOK MEADOWS ADDITION PUD
P-73	CROSSROADS ADDITION
P-74	LARIMER COUNTY FAIRGROUNDS PUD
P-75	FOX POINTE ESTATES PUD
P-78	WALGREEN'S PUD
P-79	SHADE TREE PARK FIRST SUBDIVISION PUD
P-80	SOUTH VILLAGE PUD
P-81	SIERRA VALLEY ADDITION PUD
P-85	BOISE VILLAGE NORTH PUD
P-86	GARDEN GATE ADDITION PUD
P-87	MIRASOL COMMUNITY PUD
P-89	HUNTER'S RUN WEST PUD
P-90	THOMPSON OVERLOOK PUD
P-91	LEE FARM ADDITION PUD
P-92	COPPER RIDGE ADDITION PUD
P-93	MOUNTAIN PACIFIC ADDITION PUD
P-95	PEAK VIEW COMMERCIAL ADDITION PUD
P-96	MINERAL ADDITION PUD
P-97	EVESHIRE PUD
P-98	DAKOTA GLEN PUD
P-99	SANCTUARY ON THE PARK PUD
P-100	TOP ACRES PUD
P-101	HIGH COUNTRY FARMS PUD
P-102	LAKEVIEW PUD
P-103	MUNDEROSA RIDGE PUD
P-104	A MUSE PUD
P-105	PARKSIDE VILLAGE ADDITION PUD
P-106	DAKOTA GLEN SECOND SUBDIVISION PUD