

# COMMERCIAL LOT FOR SALE

6901 N. Franklin Ave., Loveland, CO 80538

FOR SALE



## PROPERTY DESCRIPTION

### North Loveland Commercial Lot

## PROPERTY HIGHLIGHTS

- 2.47 Acre commercial 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

## OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 2.47 Acres



## 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.

**ANTONOFF**  
**& CO. BROKERAGE INC.**



# COMMERCIAL LOT FOR SALE

6901 N. Franklin Ave., Loveland, CO 80538

FOR SALE



**TOM KAUFMAN**

303.669.8118

tkaufman@antonoff.com

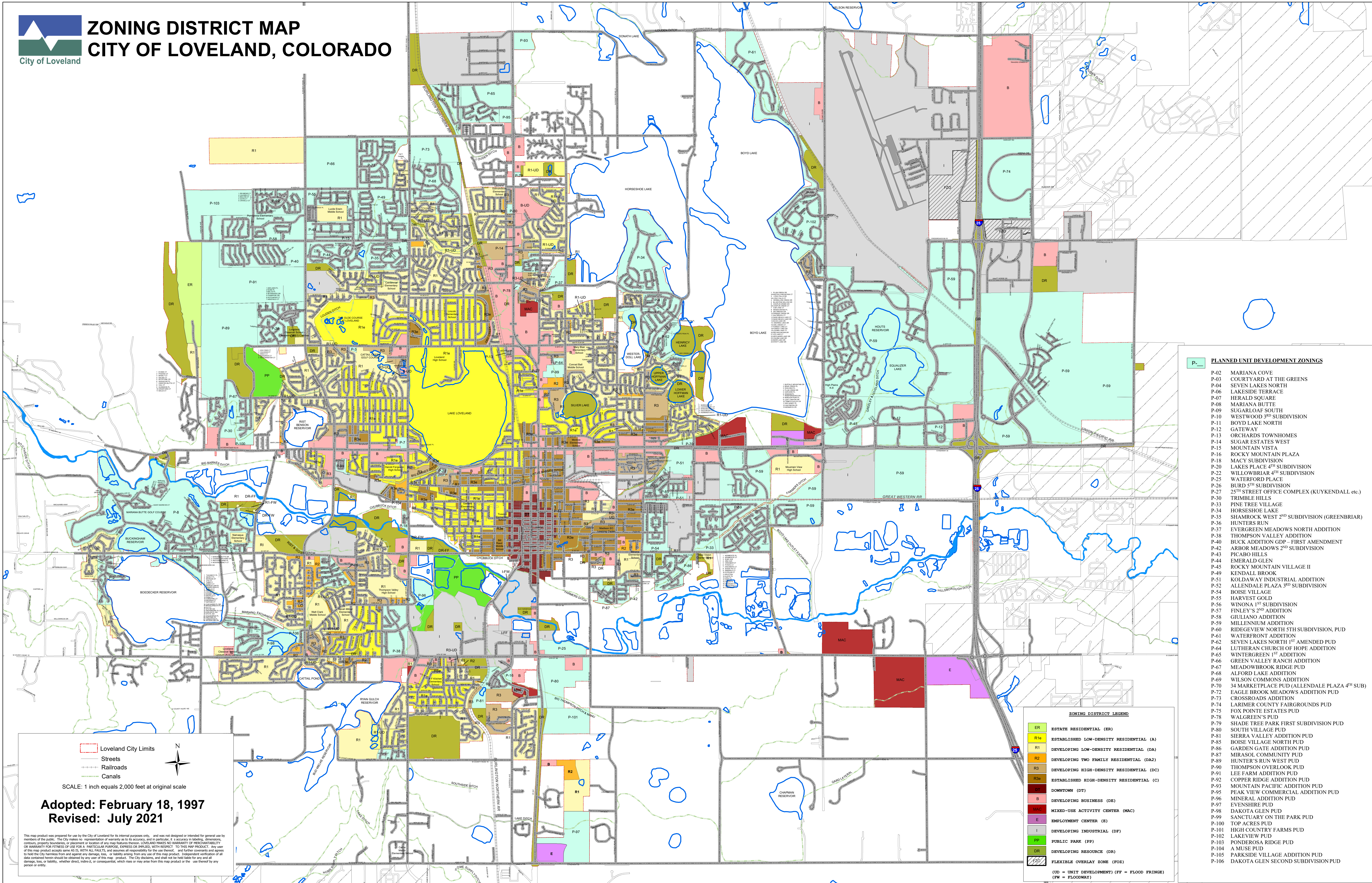
The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

**ANTONOFF**  
& CO. BROKERAGE INC.





# 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**

This map product was prepared for use by the City of Loveland for its internal purposes only, and was not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, and in particular, it is a accuracy in labeling, dimensions, contents, property boundaries, or placement or location of any map features thereon. LOVELAND MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS FOR USE FOR A PARTICULAR PURPOSE, EXPRESS OR IMPLIED, WITH RESPECT TO THIS MAP PRODUCT. Any user of this map product accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold the City harmless from and against any damage, loss, or liability arising from any use of this map product. Independent verification of all data contained herein should be obtained by any user of this map product. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which may or may not arise from this map product or the use thereof by any person or entity.

**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)
R3e	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 <sup>RD</sup> 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 <sup>TH</sup> SUBDIVISION
P-22	WILLOWBRIAR 4 <sup>TH</sup> SUBDIVISION
P-25	WATERFORD PLACE
P-26	BURD 5 <sup>TH</sup> SUBDIVISION
P-27	25 <sup>TH</sup> STREET OFFICE COMPLEX (KUYKENDALL etc.)
P-30	TRIMBLE HILLS
P-33	PINE TREE VILLAGE
P-34	HORSESHOE LAKE
P-35	SHAMROCK WEST 2 <sup>ND</sup> 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 <sup>ND</sup> 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 <sup>RD</sup> SUBDIVISION
P-54	BOISE VILLAGE
P-55	HARVEST GOLD
P-56	WINONA 1 <sup>ST</sup> SUBDIVISION
P-57	FINLEY'S 2 <sup>ND</sup> ADDITION
P-58	GILLIANO ADDITION
P-59	MILLENNIUM ADDITION
P-60	RIDGEVIEW NORTH 5 <sup>TH</sup> SUBDIVISION PUD
P-61	WATERFRONT ADDITION
P-62	SEVEN LAKES NORTH 1 <sup>ST</sup> AMENDED PUD
P-64	LUTHERAN CHURCH OF HOPE ADDITION
P-65	WINTERGREEN 1 <sup>ST</sup> 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 <sup>TH</sup> 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