

FOR SALE/LEASE

2000 N. Lincoln Avenue
Loveland, CO 80538

RELIGIOUS FACILITY FOR SALE OR LEASE

AVAILABLE
25,468 SF

LIST PRICE
\$3,950,000

LEASE RATE
\$11.00 - \$15.00/PSF
FULL SERVICE GROSS



This 25,468 square foot church was originally constructed in 1962, with an addition built in 1985. Tremendous visibility and access off US 287 allow great exposure to the region's growing population. With a main sanctuary seating approximately 500 people, a second worship area, classrooms, commercial kitchen, abundant parking, baptismal pool and 4.29 acres, this facility is adaptable to a wide variety of events.

REALTEC
COMMERCIAL REAL ESTATE SERVICES

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FEATURES:

- Electronic monument sign
- Two worship areas
- Baptismal pool
- Multiple classrooms
- Updated mechanical systems
- Newer roof

FEATURES:

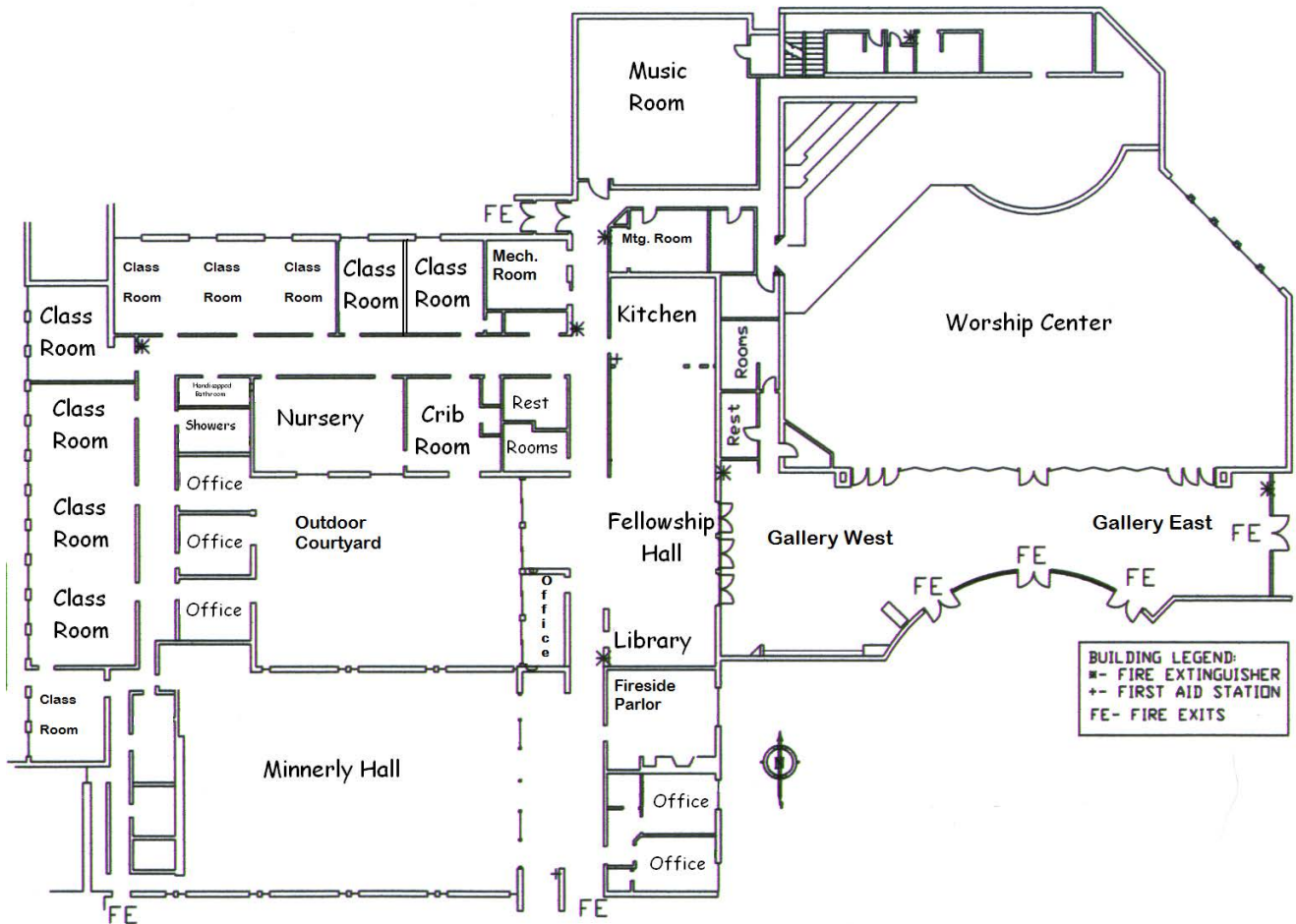
- 4.29 acres
- Zoned B-developing business
- Enterprise zone location
- Cell tower lease with income
- Abundant parking
- Fenced playground
- Enclosed courtyard



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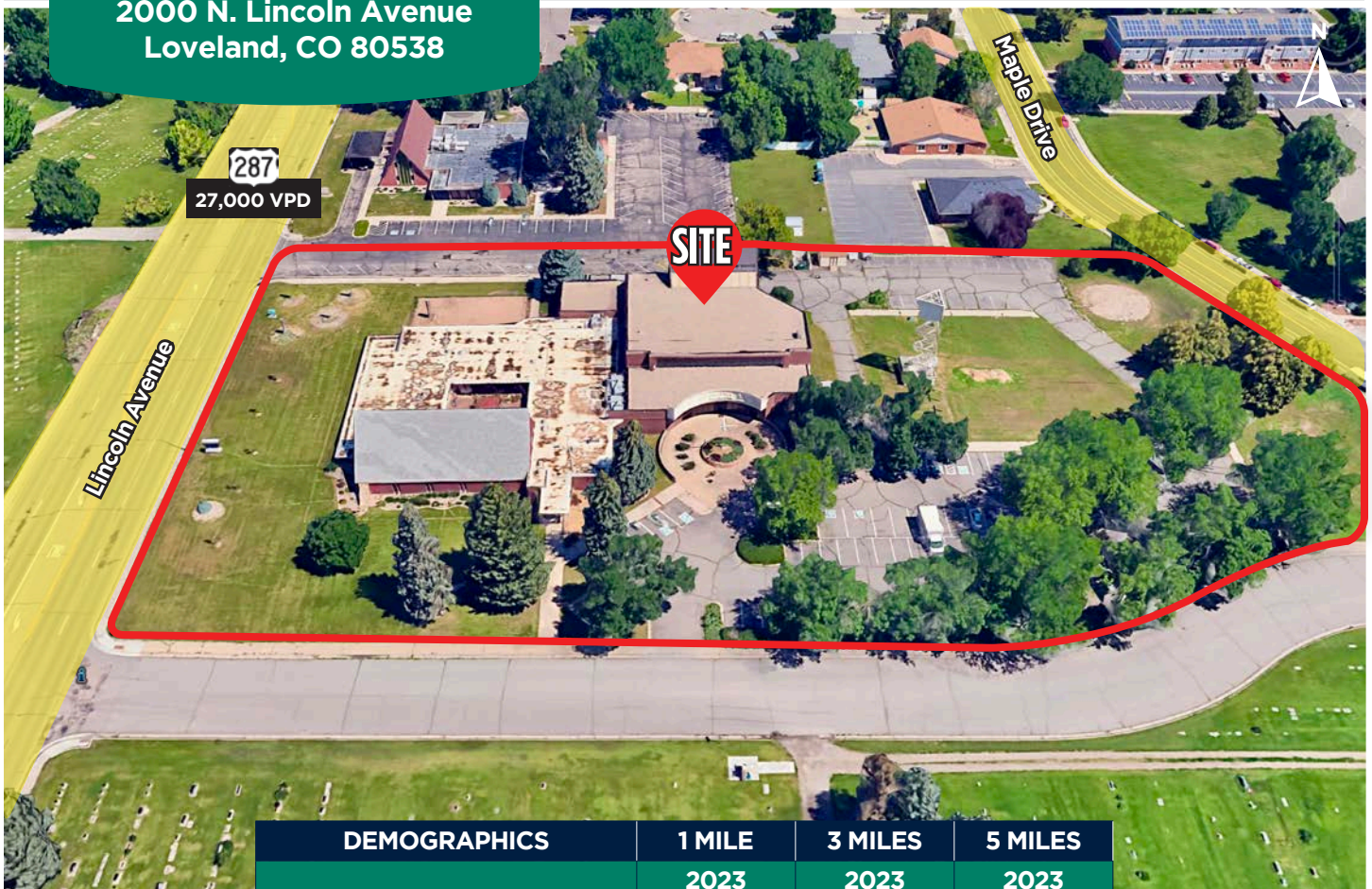
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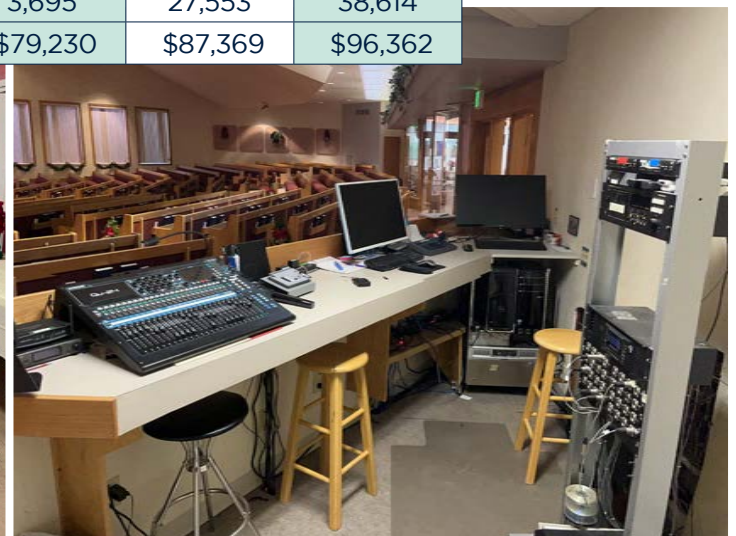
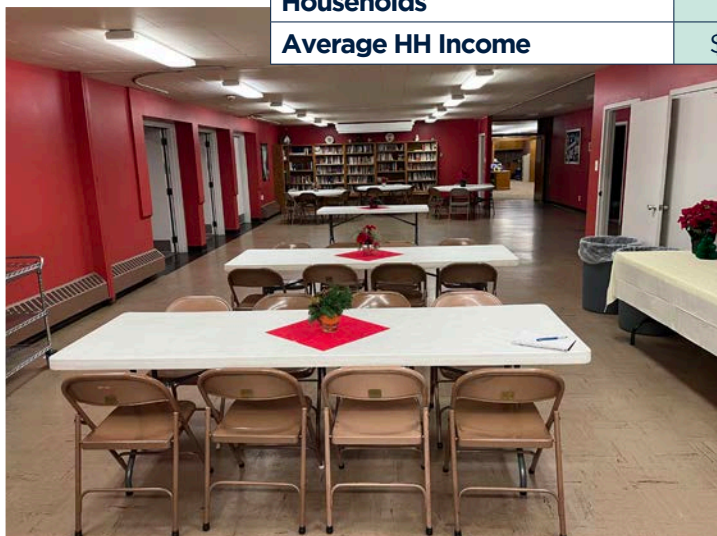


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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
	2023	2023	2023
Population	8,811	67,536	95,648
Households	3,695	27,553	38,614
Average HH Income	\$79,230	\$87,369	\$96,362



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

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