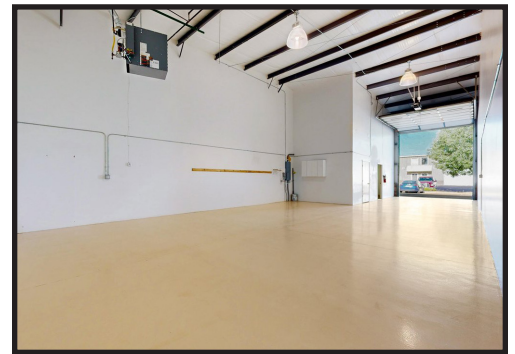
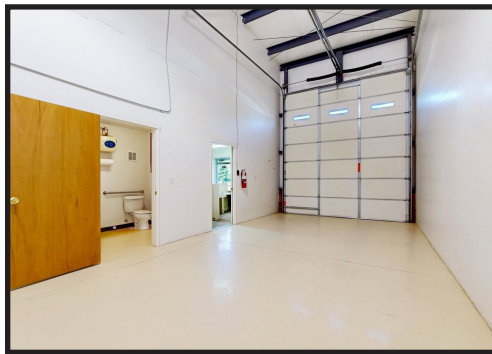


200 12th St SW #126 • Loveland, CO 80537

MLS #1063789 • Commercial • 1744 Total SqFt



\$350,000

Exceptional opportunity for investors or owner-users seeking versatile industrial-flex space. This well-maintained unit features over 1,100 square feet of heated warehouse space with a sealed concrete floor, 110V and 220V electrical service, a 14-foot overhead door, and a private restroom. An additional approximately 600 square feet includes a finished reception area and upper-level office, creating an ideal combination of warehouse and office functionality. Perfect for contractors, service businesses, light industrial, storage, or showroom use. The unit also includes three unassigned common-area parking spaces. Its flexible design easily accommodates personal storage for an RV, boat, classic cars, recreational vehicles, or hobby space, making it an outstanding investment or owner-occupied opportunity with endless potential.



Rhonda Heth

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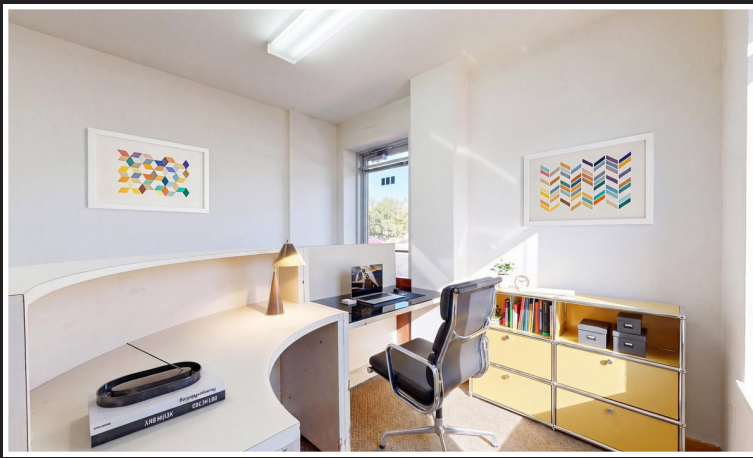
Cell: (970) 566-3516

RhondaHeth@remax.net

www.rhondaheth.com



REMAX **Alliance**



Features

Type:	Commercial/Industrial
Construction:	Siding, Metal/Frame, Wall: Metal/Frame, Ceiling: 16-20 Feet, Floor: Concrete, Floor: Sealed, Floor: Carpet
Total Square Feet:	1,744 Total SqFt
Lot Square Feet:	3,539 Fin. SqFt
Year Built:	2005
Heating:	Multiple Heat Sources
Cooling:	Window AC Units
Roof:	Metal Roof
Subdivision:	Southwest Comm Center
Taxes:	\$6,187 / 2025



200 12th St. SW #126
Loveland, Colorado
 First Floor SF: 1,486
 Second Floor SF: 258
 Total SF (all levels): 1,744

*Square of work is different and included with this permit
 Drew Senter (970) 226-5413
 11/20/2021

