

OWNER-USER MULTI-TENANT INVESTMENT OPPORTUNITY



1401 WEST 29TH STREET

Loveland, Colorado 80538

Offering Highlights

- Opportunity: Owner User with two tenants
- \$1,700,000 (\$141/SF)
- +/- 11,997 SF
- Ample parking on large 1.37 acre lot
- Corner location at 29th Street and Taft Av



TheGroup

CHAD BRENT

Broker Associate/Partner
970-290-4709
cbrent@thegroupinc.com

JASON BILLINGS

Broker Associate/Partner
970-581-6444
jbillings@thegroupinc.com

RHETT STROM

Commercial Real Estate Advisory
970-692-4454
rstrom@thegroupinc.com



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 08.28.2026

www.TheGroupInc.com

Property Details

- Built: 1985
- Square Footage:
 - Main Level **7,094 SF (owner-user)**
 - Upper Level **4,786 SF (owner-user)**
 - Basement **1,733 SF (conference room, kitchen, dry storage)**
 - Tenant Main Level East **1,042 SF**
 - Tenant Main Level West **1,276 SF**
- 1.37 Acre Lot with Ample Parking
- Zoned Developing Business
- Floor Plans on Last 2 Pages
- Basement not included in price

Lease Overview

- **Suite 1 lease:** \$20,254/year (\$14.92/SF NNN).
Expiration 08/31/29 (no option)
- **Suite 3 lease:** \$15,892/year (\$14.50/SF NNN).
Expiration 05/31/30 (1-5 year option)



**Square Footage Source: Larimer County Assessor*

CHAD BRENT

Broker Associate/Partner
970-290-4709
cbrent@thegroupinc.com

JASON BILLINGS

Broker Associate/Partner
970-581-6444
jbillings@thegroupinc.com

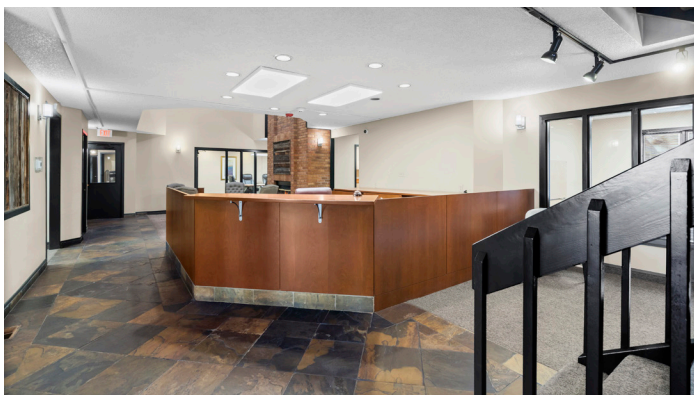
RHETT STROM

Commercial Real Estate Advisory
970-692-4454
rstrom@thegroupinc.com



OWNER-USER MULTI-TENANT INVESTMENT OPPORTUNITY

1401 West 29th Street | Loveland, Colorado 80538



RECEPTION



CONFERENCE ROOM



FIREPLACE LOUNGE



OFFICE



OFFICE



UPPER LEVEL

CHAD BRENT

Broker Associate/Partner
970-290-4709
cbrent@thegroupinc.com

JASON BILLINGS

Broker Associate/Partner
970-581-6444
jbillings@thegroupinc.com

RHETT STROM

Commercial Real Estate Advisory
970-692-4454
rstrom@thegroupinc.com

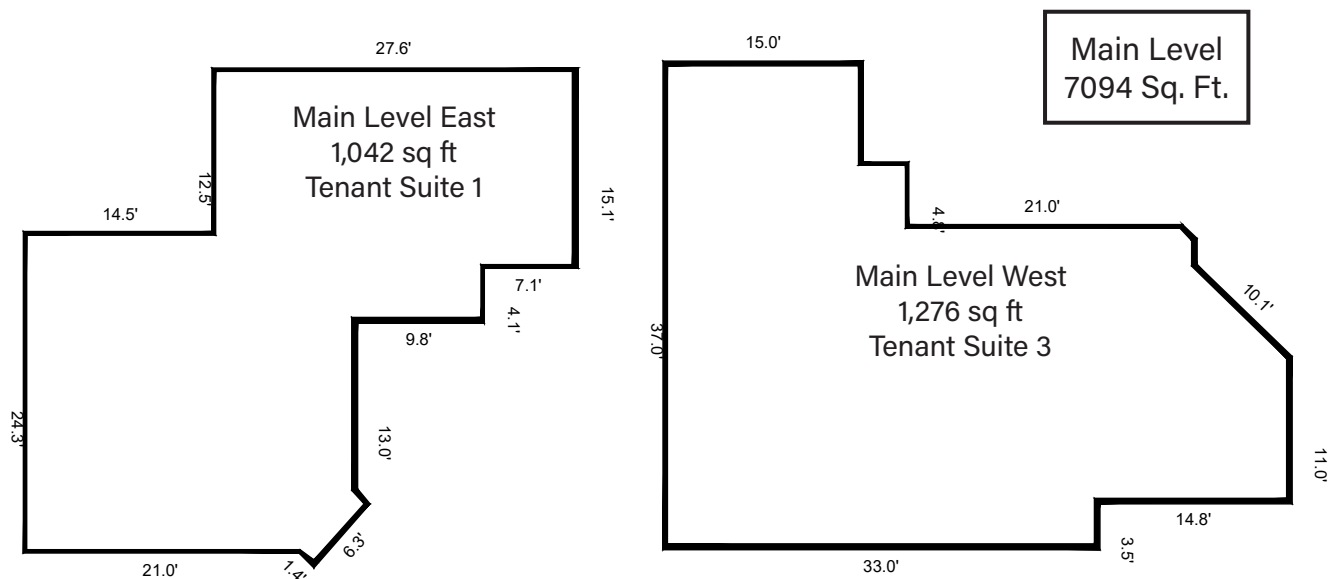
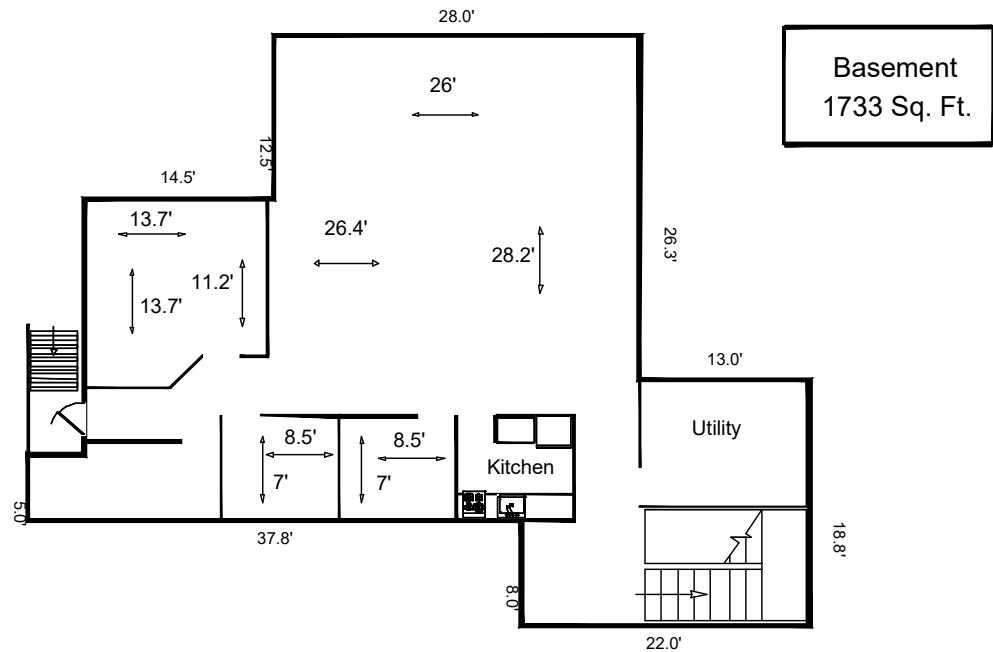


The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 08.28.2026

www.TheGroupInc.com

OWNER-USER MULTI-TENANT INVESTMENT OPPORTUNITY

1401 West 29th Street | Loveland, Colorado 80538



CHAD BRENT

Broker Associate/Partner
970-290-4709
cbrent@thegroupinc.com

JASON BILLINGS

Broker Associate/Partner
970-581-6444
jbillings@thegroupinc.com

RHETT STROM

Commercial Real Estate Advisory
970-692-4454
rstrom@thegroupinc.com