

FOR SALE | INVESTMENT

NORTH PARK PLACE CONDO

1425

WEST 29TH STREET

Loveland, CO 80538



PROPERTY SUMMARY

List Price	\$145,000
Size	643 SF
Price Per Square Foot	\$225.50
Tenant	Mother Earth Academy LLC
NOI (2019)	\$10,488
Cap Rate	7.23%
Lease Expiration	8/14/2021
Lease Rate	\$16.31/SF NNN
Escalators	3% Annually
Property Taxes 2017	\$2,106.65
Association Dues	\$205.37/Month
Year Built	1995



CONTACT

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PROFESSIONAL OFFICE CONDO INVESTMENT

This attractive condo is well located in West Loveland near Benson Sculpture Garden, Loveland High School, Lake Loveland, and The Olde Course of Loveland. It is easily accessible from West 29th Street and North Taft Avenue. The bright office environment offers large windows, a private entrance and well maintained landscaping. This is the ideal setting for the small office user.

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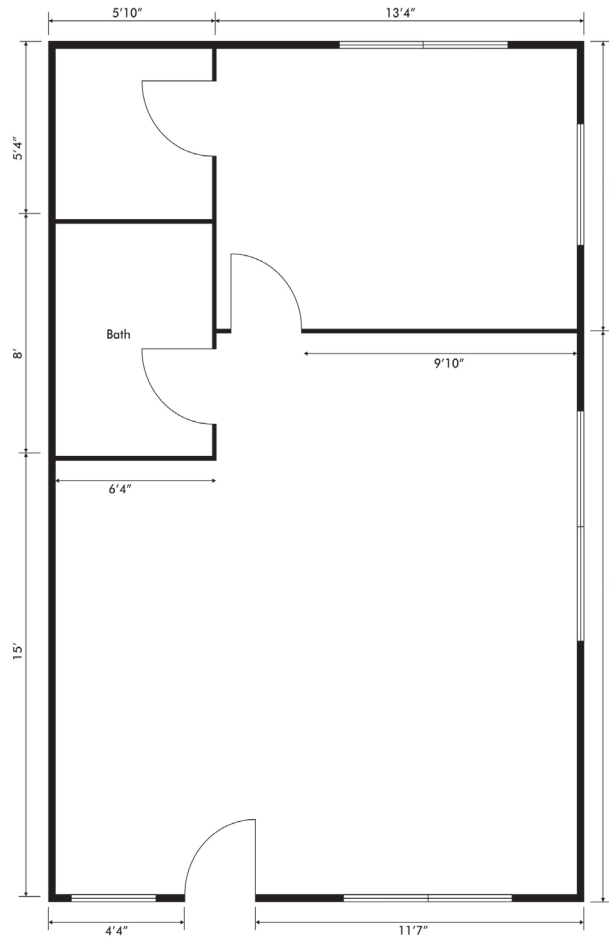
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FLOOR PLAN



- + Well maintained professional office park at a heavily trafficked intersection
- + Located in West Loveland
- + Tenant offers a private school that serves grades K-3.
- + Tenant has three (three) year options to extend the lease.
- + Easy access to shopping, dining and hospitality venues
- + Easy Highway 287 access
- + Private restroom

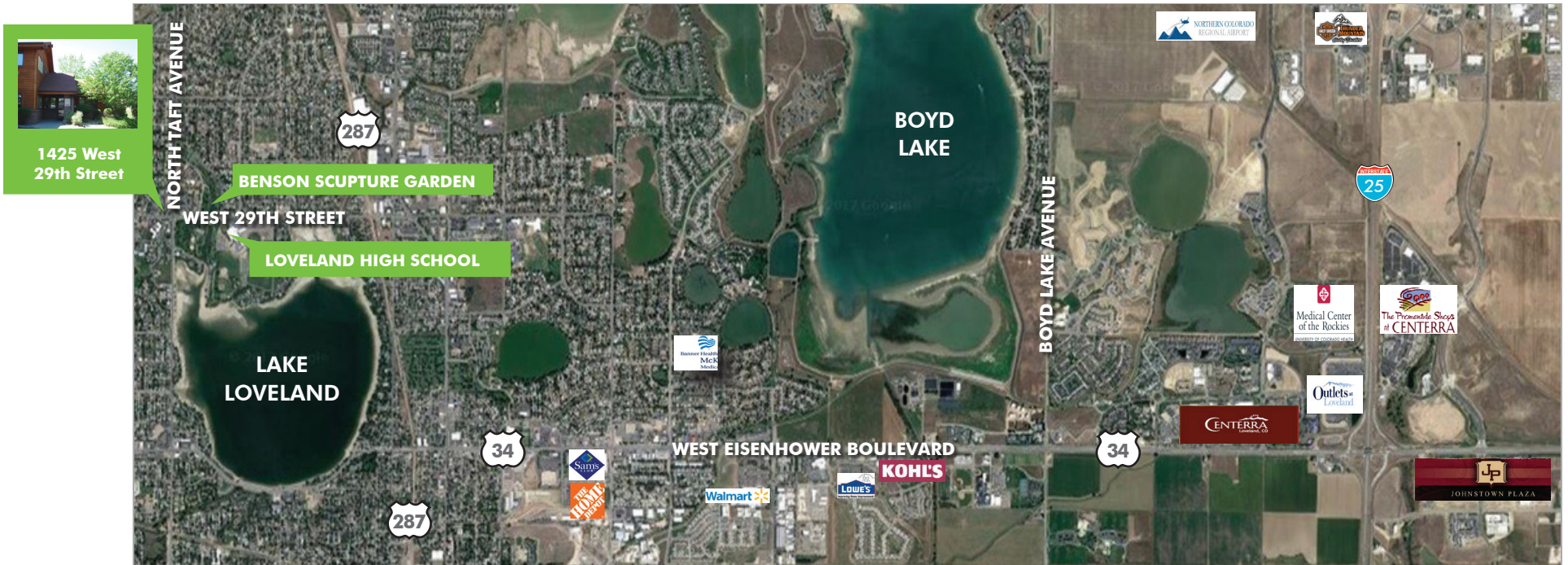


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AERIAL MAP



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