



BENCHMARK
COMMERCIAL REAL ESTATE



2322/2326 N Lincoln Ave.
Loveland, CO 80538

FOR SALE
\$595,000

DISCLAIMER

2322/2326 N Lincoln Ave. (the "Property") is being offered for sale in an "as-is, where-is" condition and Seller and Benchmark Commercial, LLC ("Agent") make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

The enclosed materials were prepared in December 2025 and are being provided solely to facilitate the prospective purchaser's understanding of the Property. The Offering Memorandum does not constitute a representation that there have been no changes in the business or affairs of the Property since the date of preparation of the Offering Memorandum. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, members, partners, and directors, as to the accuracy or completeness of the information contained herein. Further, nothing contained herein shall be relied on as a promise or representation as to future performance of the Property.

Additional information and an opportunity to inspect the Property will be available upon request of qualified prospective purchasers. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real Property may be required. State and local laws also may mandate changes. Benchmark Commercial LLC is not qualified to advise you as to what, if any, changes may be required now or in the future. Any persuasive purchaser should consult the attorneys and qualified design professionals of their choice for information regarding these matters.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price, or other terms prior to sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations there-under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request or if you have no interest in the Property at this time; and (b) the recipient shall not contact the Tenant or their employees directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent. The property will be shown to prospective purchasers by appointment only.

Please contact Benchmark Commercial Real Estate at 325-665-1325 or 303-395-0112.



PROPERTY USE

SERVICE GARAGE-GREAT FOR AN OWNER-USER OR CONTRACTOR



BUILDING SIZE

3,422 SF



LOT SIZE

0.455 AC (19,824 SF)



ZONING

B – DEVELOPING BUSINESS



PARKING

10+ SPACES AND YARD



PROPERTY TAXES

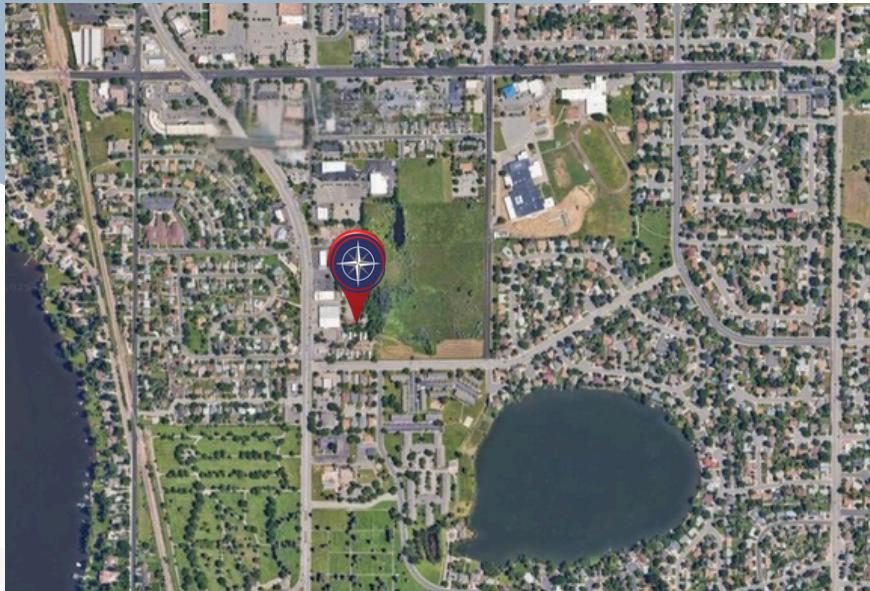
\$4,155.78 (2024)



YEAR BUILT

1946; Renovated 2025

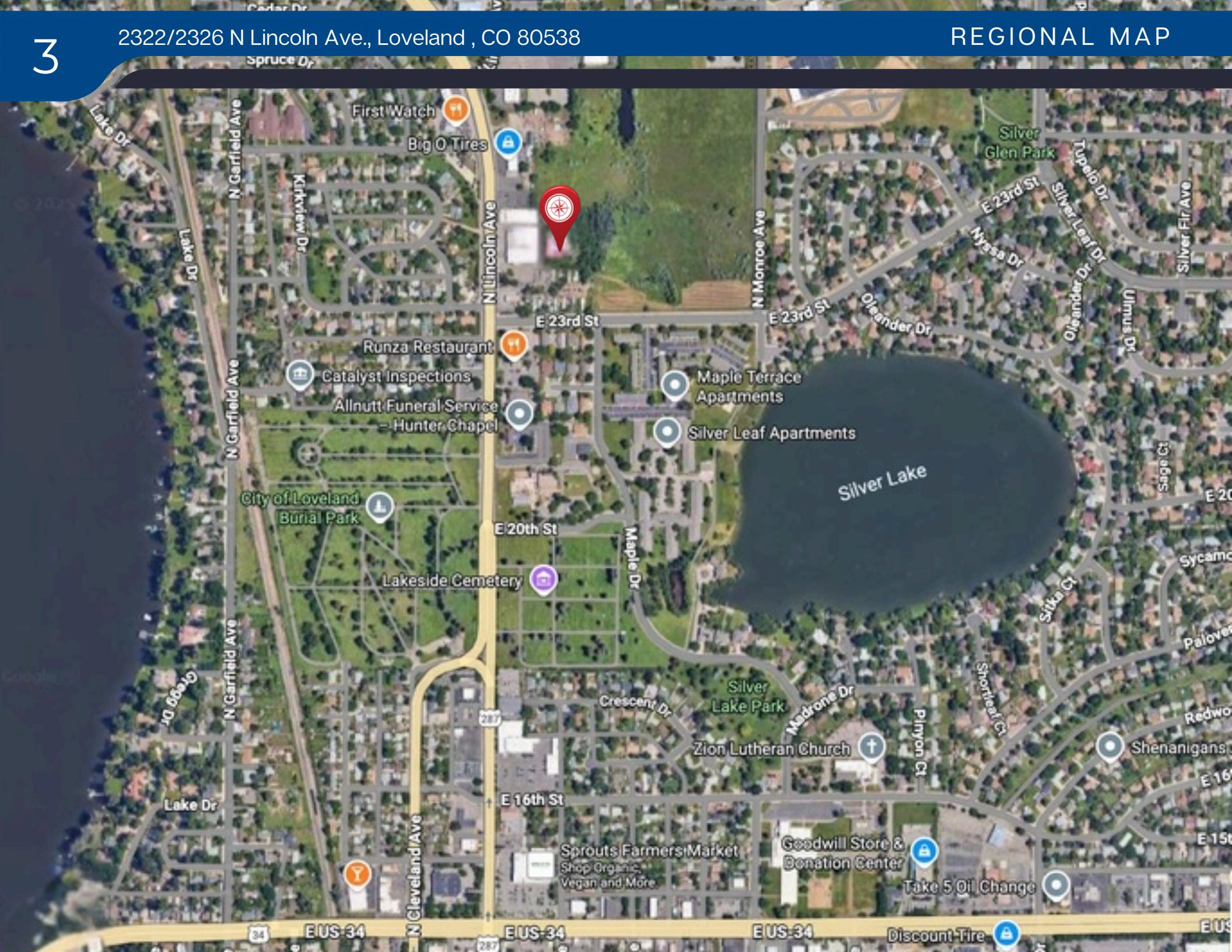
North Loveland

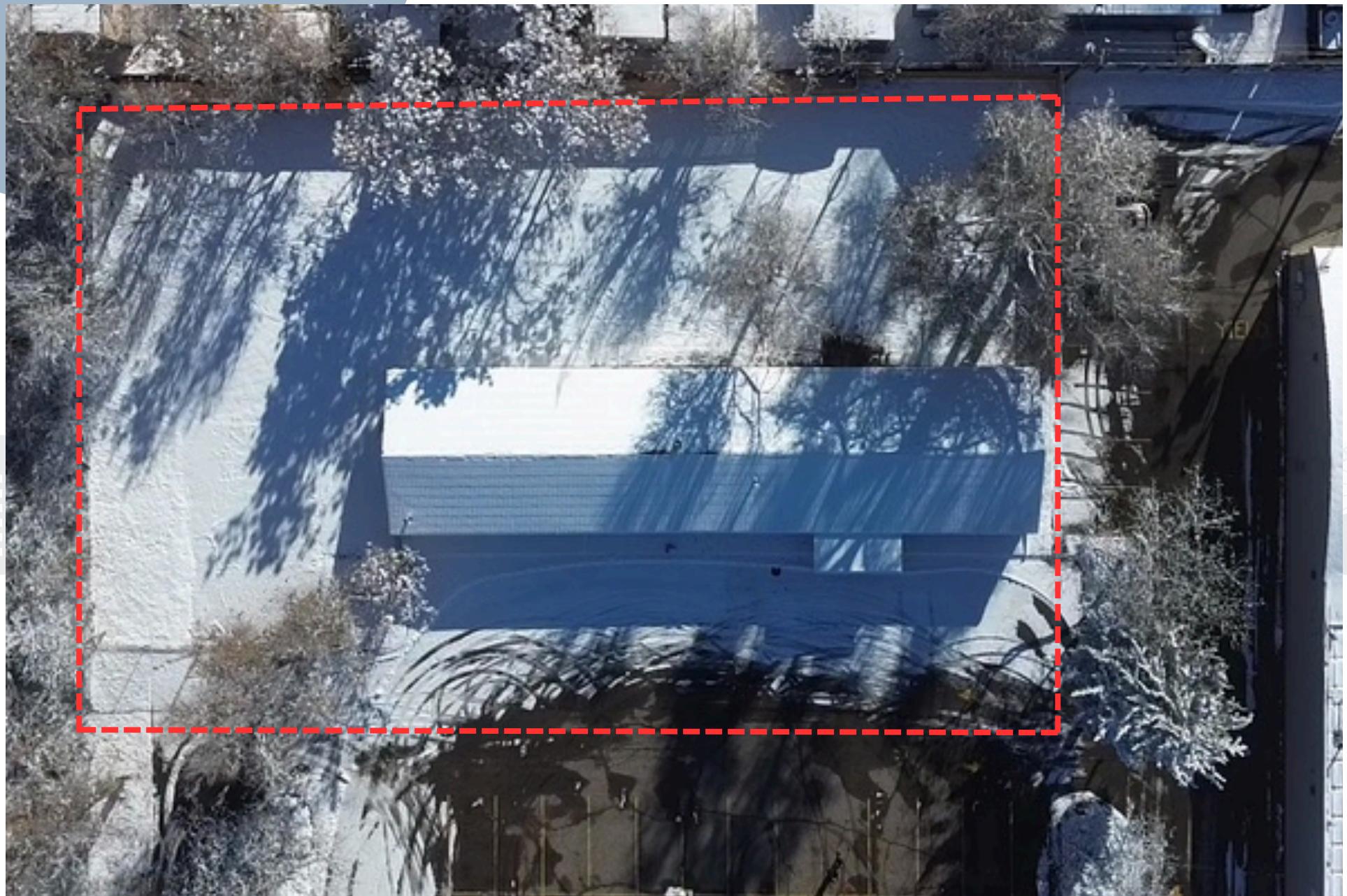


The North Loveland area, also referred to as the North Lincoln Corridor, is a vibrant and well-connected district in northern Loveland known for its strong commercial activity, convenient access, and proximity to expanding residential neighborhoods. Running along North Lincoln Avenue (Highway 287), this corridor serves as a major link between Loveland and Fort Collins, offering excellent visibility and steady traffic flow.

A key advantage of the corridor is its accessibility to a wide range of amenities. Nearby shopping centers, grocery stores, restaurants, and professional services generate consistent daily activity and make the area appealing to both residents and businesses. Continued development further enhances the corridor's appeal, adding modern retail and service-oriented uses.

The area features a blend of long-standing businesses and newer commercial projects, with properties benefiting from prominent frontage and flexible zoning. This combination of stability, growth, and strong consumer demand makes the North Loveland / North Lincoln Corridor one of the city's most desirable and strategically positioned commercial locations.

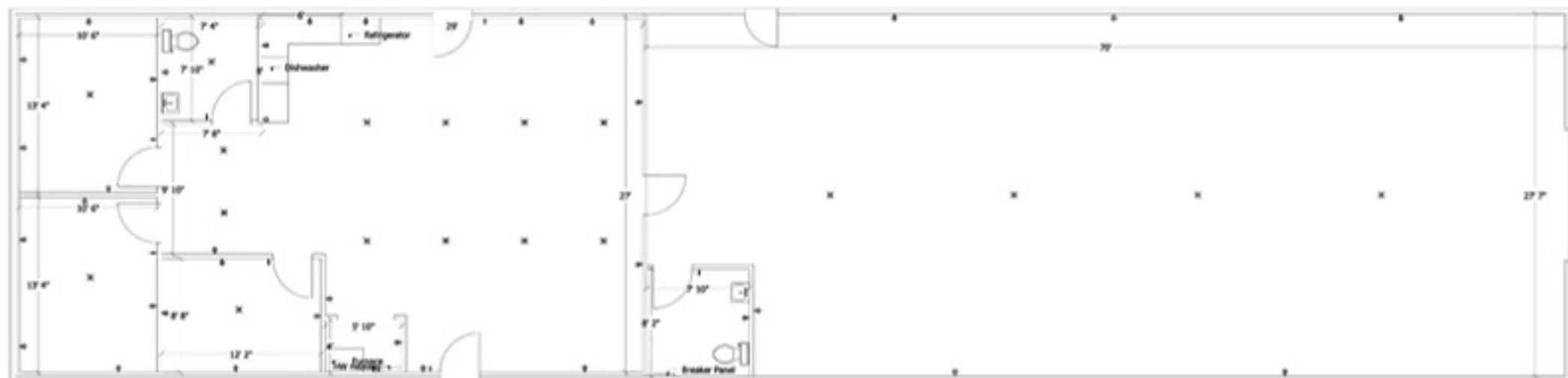


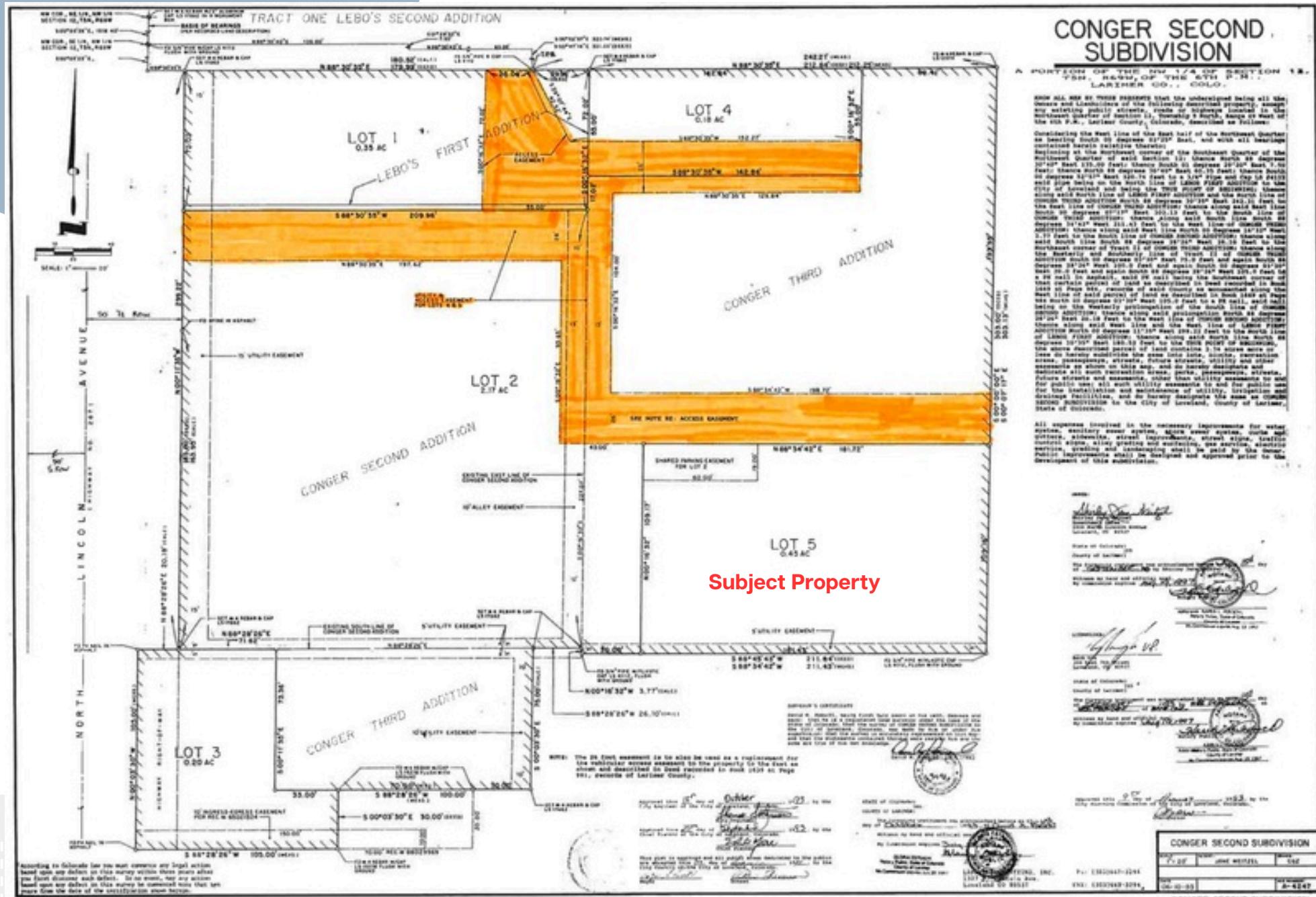


*Lot lines approximate









According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than three years from the date of the construction shown herein.



Simeon Beam

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