



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

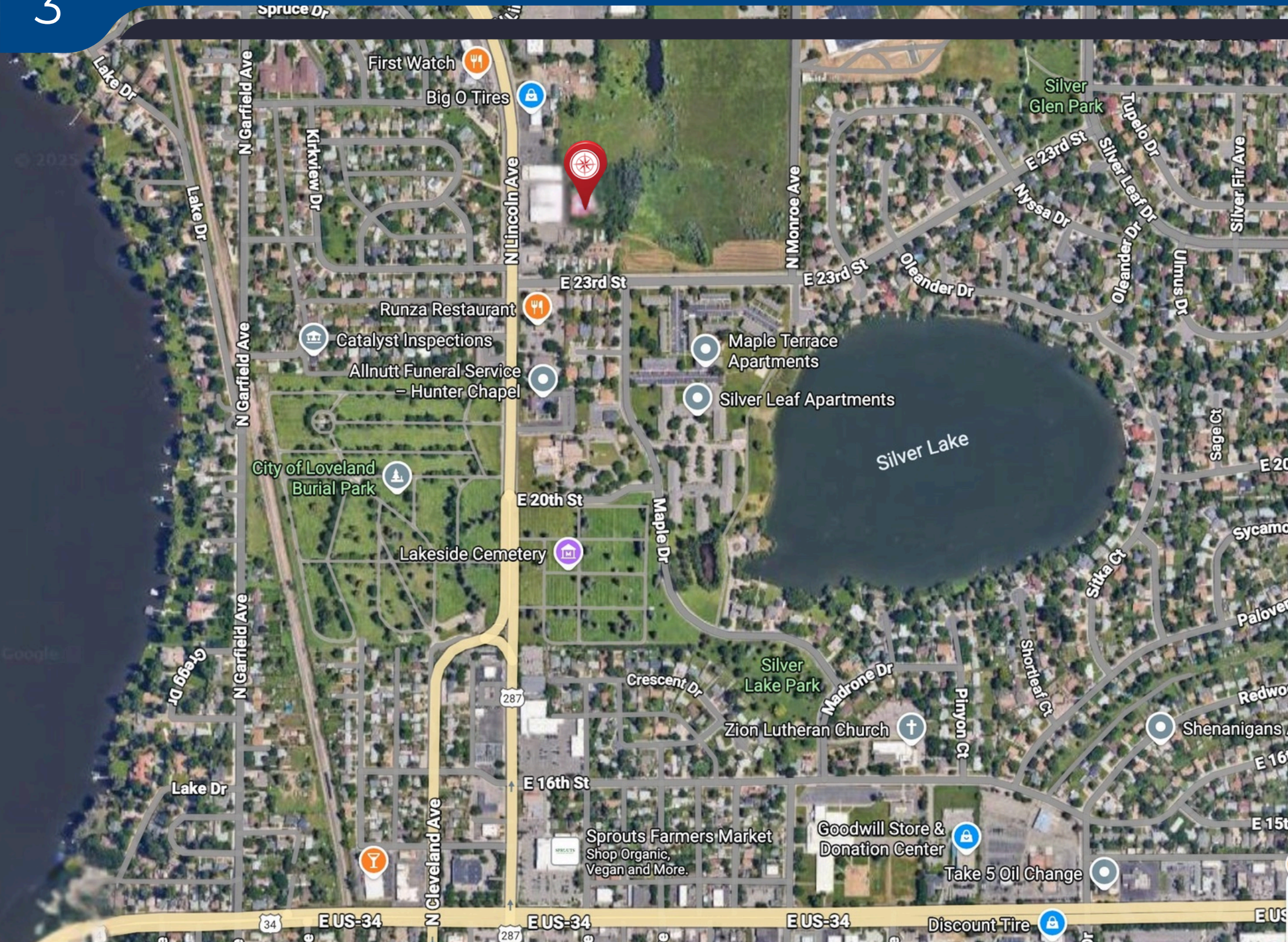
North Loveland

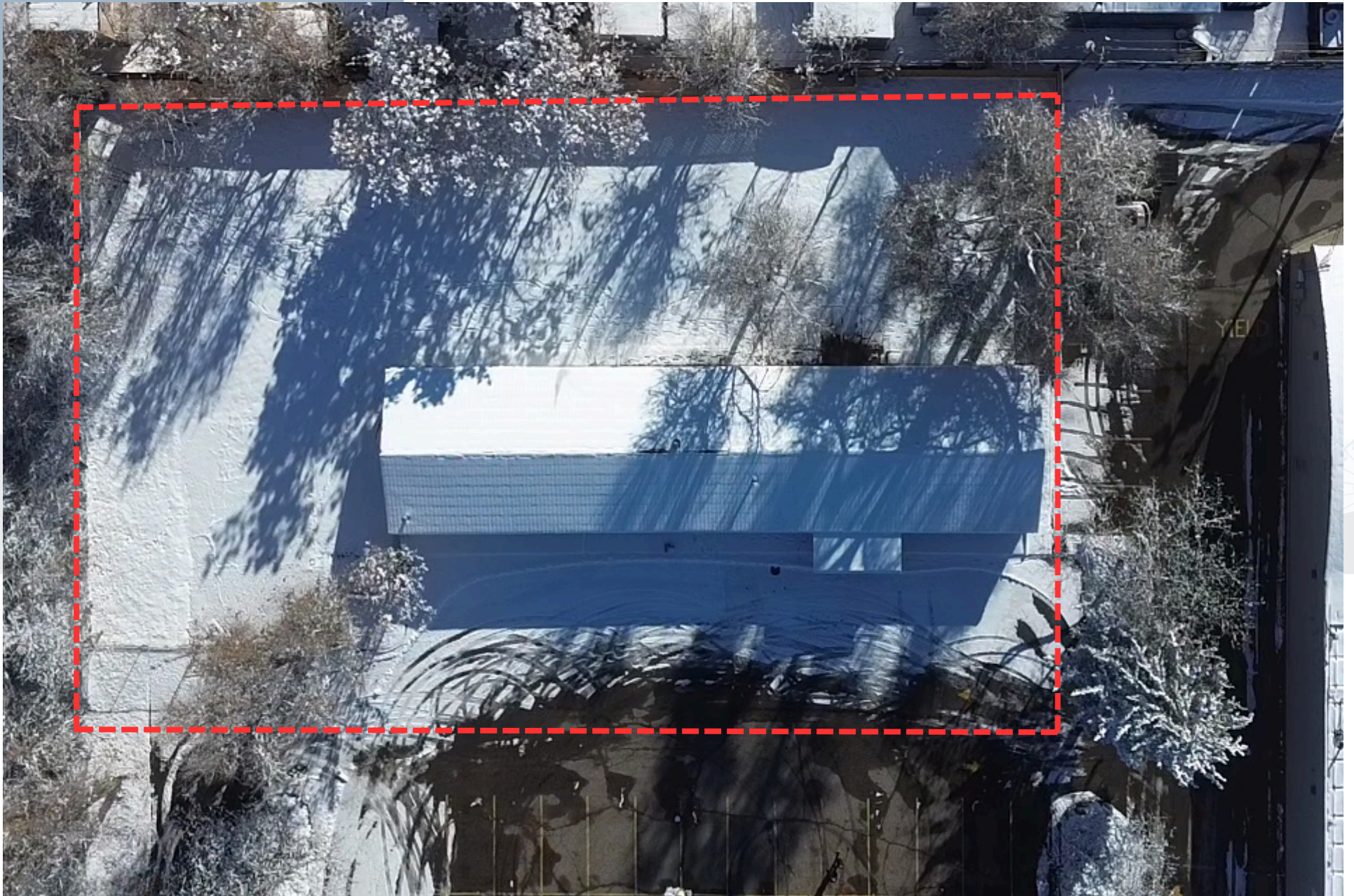


The North Loveland area, also referred to as the North Lincoln Corridor, is a vibrant and well-connected district in northern Loveland known for its strong commercial activity, convenient access, and proximity to expanding residential neighborhoods. Running along North Lincoln Avenue (Highway 287), this 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.

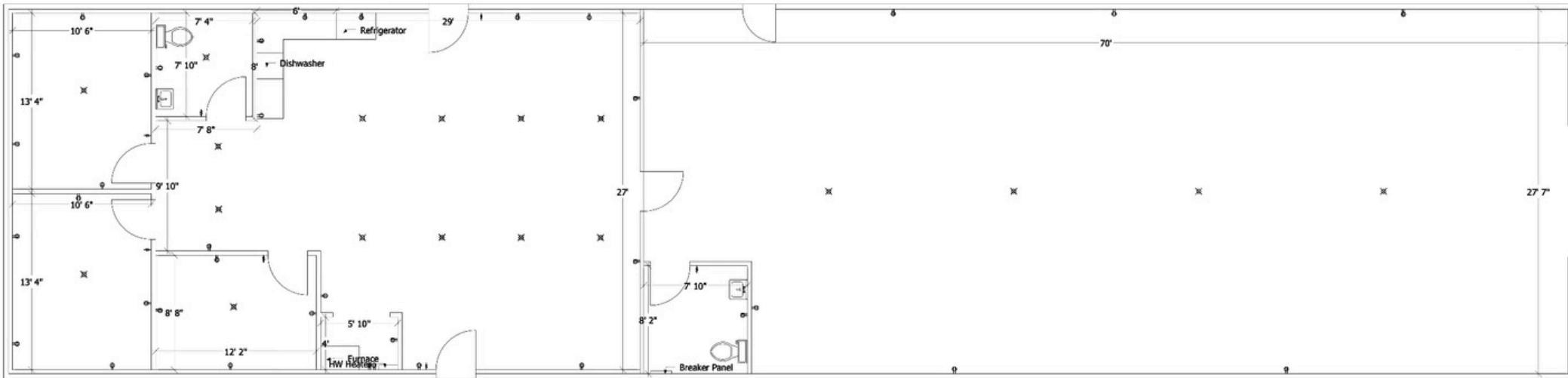


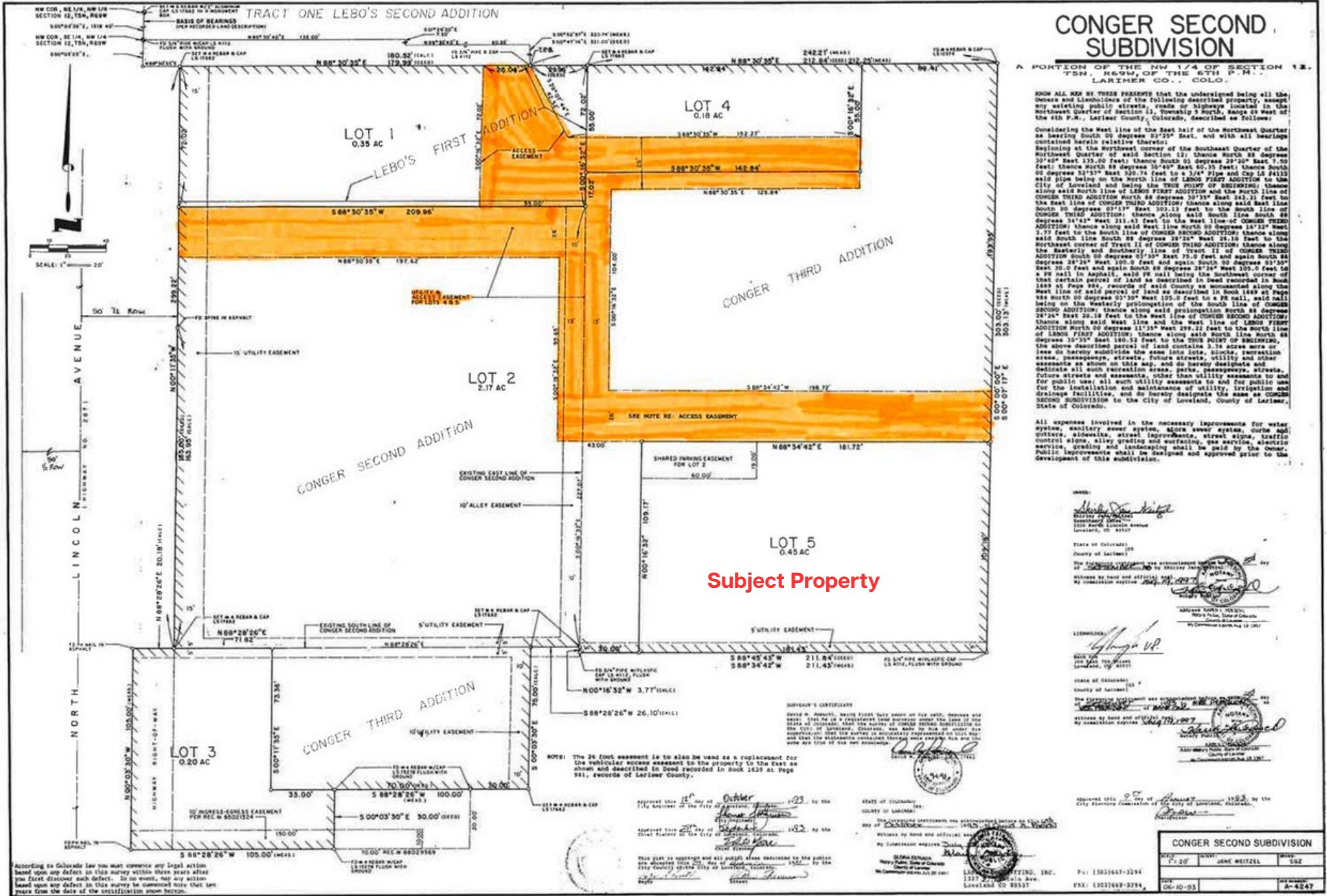


*Lot lines approximate









CONGER SECOND SUBDIVISION

A PORTION OF THE NW 1/4 OF SECTION 12, T36N, R69W, OF THE 6TH P.M., LARIMER CO., COLO.

KNOW ALL MEN BY THESE PRESENTS that the undersigned being all the Owners and Lienholders of the following described property, except any existing public streets or highways located in the Northwest Quarter of Section 12, Township 36 North, Range 69 West of the 4th P.M., Larimer County, Colorado, described as follows:

Considering the West line of the East half of the Northwest Quarter as bearing South 52 degrees 37'59" East, and with all bearings contained herein relative thereto; Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 12; thence North 88 degrees 30'51" East 135.00 feet; thence South 02 degrees 20'20" East 7.50 feet; thence North 88 degrees 30'49" East 62.35 feet; thence South 00 degrees 31'57" East 320.74 feet to a 3/4" Pipe and Cap 15 1/2" dia. said pipe being on the North line of LEBO'S FIRST ADDITION to the City of Loveland and being the TRUE POINT OF BEGINNING; thence along said North line of LEBO'S FIRST ADDITION and the North line of CONGER THIRD ADDITION North 88 degrees 30'31" East 343.31 feet to the East line of CONGER THIRD ADDITION; thence along said East line of CONGER THIRD ADDITION thence South 07'13" East 103.13 feet to the South line of CONGER THIRD ADDITION; thence along said South line South 88 degrees 34'41" West 211.43 feet to the West line of CONGER THIRD ADDITION; thence along said West line West 18'12" West 25.16 feet to the Northwest corner of Tract II of CONGER THIRD ADDITION; thence along the westerly and southerly line of Tract II of CONGER THIRD ADDITION South 00 degrees 00' East 73.00 feet and again South 88 degrees 28'24" West 100.00 feet and again South 02 degrees 01'30" East 30.00 feet and again South 88 degrees 28'24" West 100.00 feet to a PE nail in Asphalt, said PE nail being the Southwest corner of that certain parcel of land as described in Deed recorded in Book 1689 of Page 854, records of said County as monumented along the West line of said parcel of land as described in Book 1689 at Page 854 north 00 degrees 07'18" West 102.00 feet to a PE nail, said nail being on the westerly prolongation of the South line of CONGER SECOND ADDITION; thence along said prolongation North 88 degrees 28'24" East 20.18 feet to the West line of CONGER SECOND ADDITION; thence along said West line and the West line of LEBO'S FIRST ADDITION North 00 degrees 11'31" West 239.22 feet to the North line of LEBO'S FIRST ADDITION; thence along said North line North 88 degrees 30'31" East 180.32 feet to the TRUE POINT OF BEGINNING, the above described parcel of land contains 3.16 acres more or less do hereby subdivide the same into five lots as hereinafter described as shown on this map, and hereby dedicate and dedicate all such recreation areas, parks, passageways, streets, future streets and easements, other than utility easements to and for public use; all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities, and do hereby designate the same as CONGER SECOND SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado.

All expense involved in the necessary improvements for water system, sanitary sewer system, storm sewer system, curbs and gutters, sidewalks, street improvements, street signs, electric control signs, alley grading and curbing, gas service, electric public facilities, and do hereby designate the same as CONGER SECOND SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado.

WITNESSED by my hand and official seal this 27th day of October 2012.

By Commission Expires 10/27/15

STATE OF COLORADO
County of Larimer

The foregoing plat was acknowledged before me on this 27th day of October 2012, at Loveland, Colorado, by the undersigned as shown on this map, and do hereby designate the same as CONGER SECOND SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado.

APPROVED AND ORDERED by the City Planning Commission of the City of Loveland, Colorado, this 27th day of October 2012.

Approved this 27th day of October 2012 by the City Planning Commission of the City of Loveland, Colorado.

CONGER SECOND SUBDIVISION			
LOT	OWNER	ADDRESS	CITY
1	JANE WEITZEL	2322 N LINCOLN AVE.	LOVELAND, CO 80537
2	JANE WEITZEL	2326 N LINCOLN AVE.	LOVELAND, CO 80537
3			
4			
5			

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 later than three years from the date of the certification upon this map.



Simeon Beam

Broker Associate

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Tanner Mason

Managing Broker

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