



BENCHMARK
COMMERCIAL REAL ESTATE



2322/2326 N Lincoln Ave.
Loveland, CO 80538

FOR SALE
Flex Building
\$595,000



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



PROPERTY TAXES

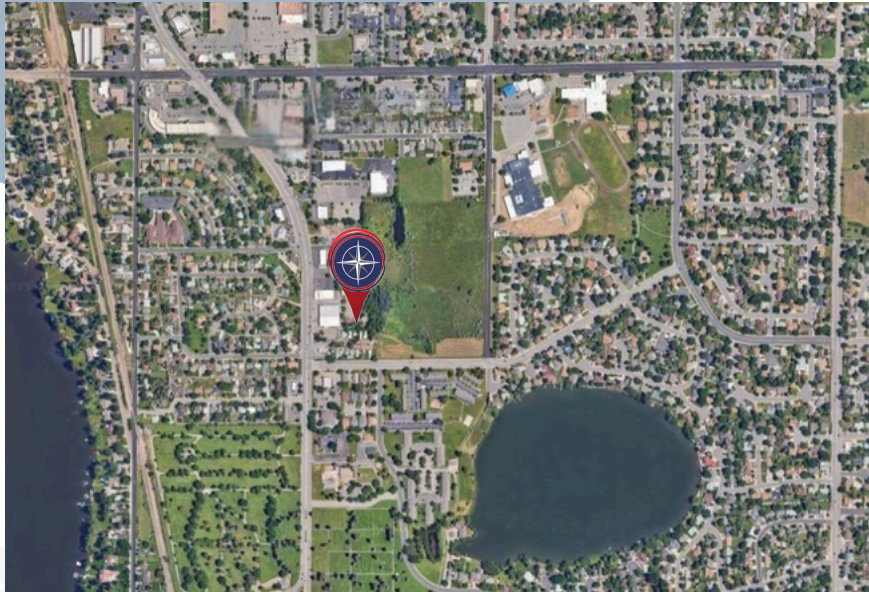
\$5,182.00 (2025)



YEAR BUILT

1946; RENOVATED 2025

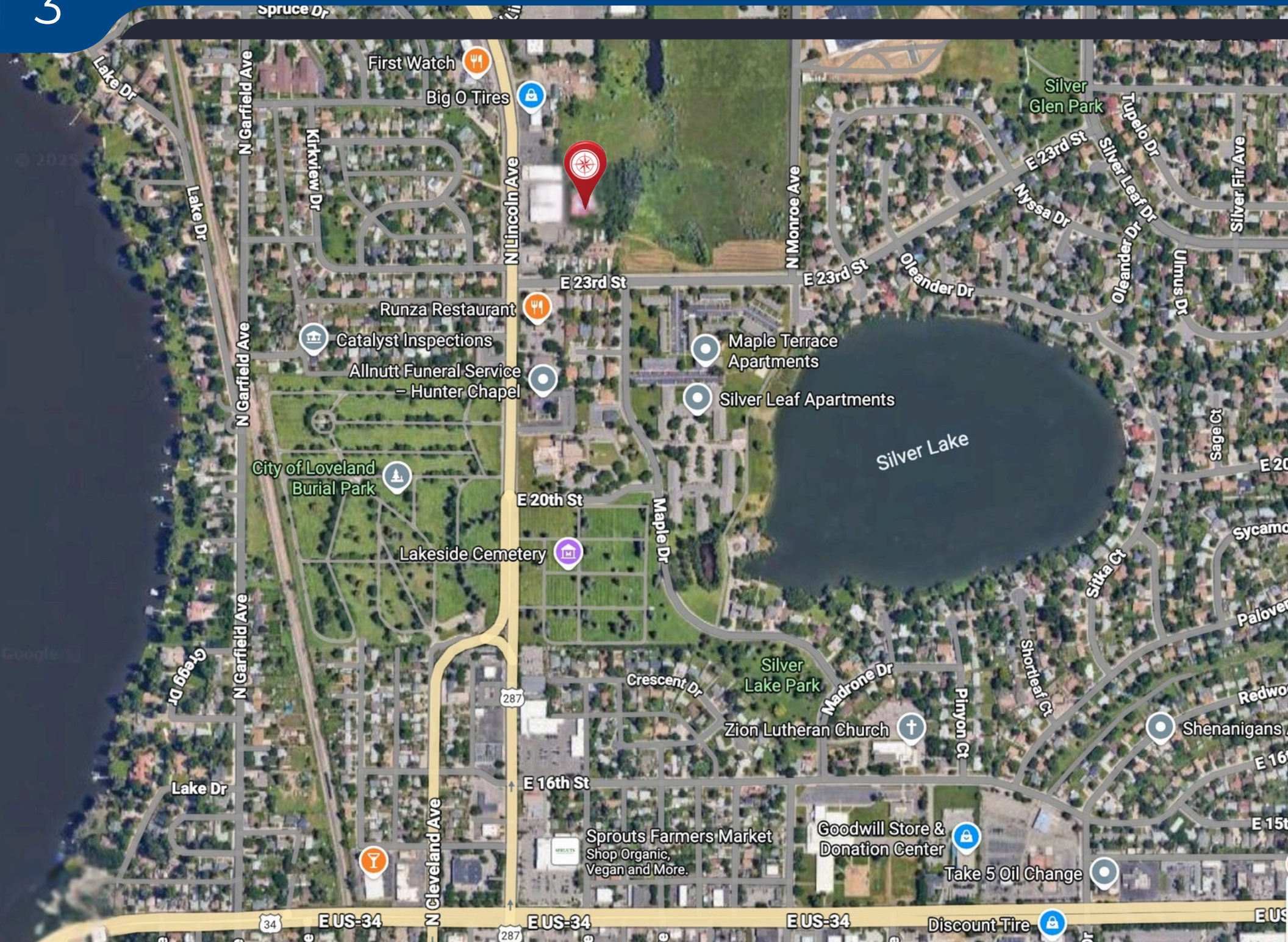
North Loveland



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.

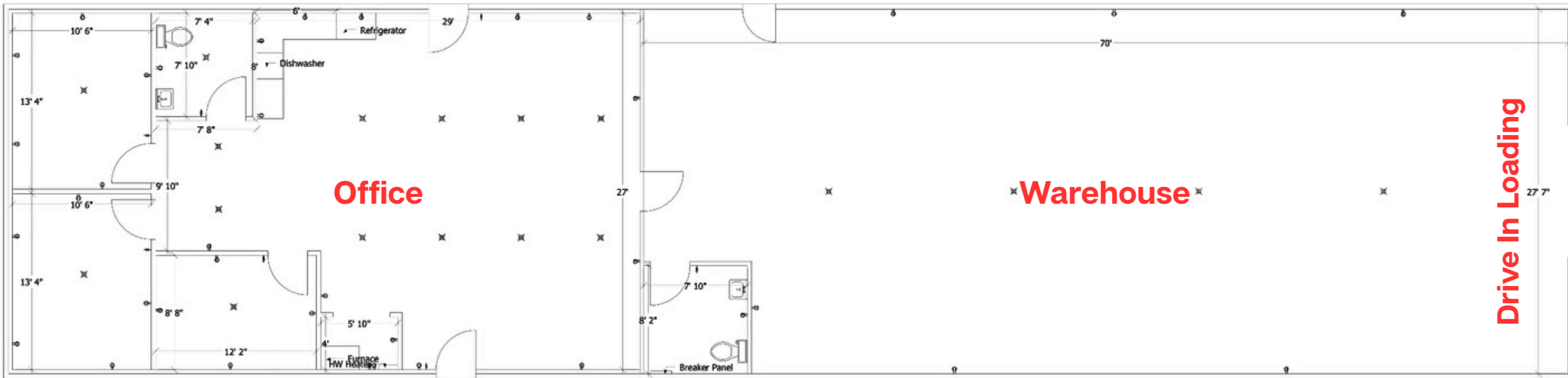




*Lot lines approximate









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DISCLAIMER

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DO NOT INTERACT WITH OR APPROACH EXISTING TENANTS. The Property will be shown to prospective investors by appointment only. Please contact brokers for a private showing.

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