

# 6880 N FRANKLIN AVENUE

LOVELAND, CO 80538 | MLS #: 994703

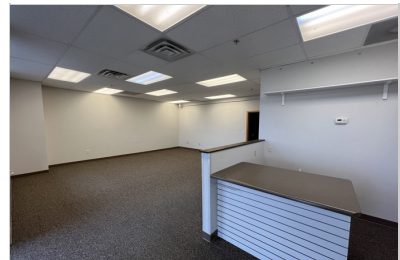
**\$365,000** | 5 CAR PARKING | 2000 SQUARE FEET



View Online: <http://www.viewlisting.info/116156>  
For Instant Photos: Text 783666 To 415-877-1411

Opportunity and convenience await at this versatile flex/industrial/office/shop/warehouse. Enjoy well-lit office space on both the main and mezzanine levels, complete with windows and HVAC and private bathroom. The garage, shop is equipped with a sprinkler system, 200 Amp 3 phase power available, 1 ½ ton mini split A/C, and a suspended gas heater for year-round productivity. There is ample parking in the front and two spaces in the rear and an 10x12 overhead garage door making logistics a breeze. HOA includes parking lot snow removal and trash service. Located near the UPS distribution center and Highway 287. Your business will thrive with easy access for customers, clients, and suppliers.

- Flex/Industrial/Office/Shop/Warehouse
- Main and Mezzanine Level Office Space with HVAC
- Private Bathroom
- 10 X 12 Overhead Garage Door
- 200 AMP 3 Phase Power
- Shop has Wet Sprinkler, AC and Heat
- Ample Parking in Front and Rear
- Easy Access to Shop Warehouse Space



## AGENT INFORMATION

**Lisa Ketner**  
P: 9704037679  
M: 9704037679  
lisa@proclasshomes.com  
ProClassHomes.com



**ProClass Homes by Fathom Realty LLC**  
1419 W 29th Street, S105  
Loveland, CO 80538

## ABOUT LISA KETNER

Lisa brings high level business expertise. Negotiations are her expertise. She is passionate about partnering with you while bringing exceptional service and representation in real estate transactions. Lisa uses an advanced knowledge, low-pressure approach.

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Disclaimer: All information deemed reliable but not guaranteed.