

REALTEC LISTING  
**FOR SALE**

**REALTEC**  
COMMERCIAL REAL ESTATE SERVICES

More Listings. More Deals. More Experience.



## NEC WILSON AVENUE & W. 57TH STREET

LOVELAND, COLORADO

**LOT SIZE:** 180.3 ACRES (7,855,785 SF)  
**LIST PRICE:** \$1,433,750 (\$0.18/SF)  
**PROP. TAXES:** \$200 (2009)  
**ZONING:** FA-I: FARMING-LARIMER COUNTY

- FEATURES:**
- Development land located adjacent to Loveland/Ft. Collins open space corridor
  - 2,674 feet frontage on Wilson Avenue and 2,089 feet frontage on W. 57th Street
  - Electric and natural gas to site - water and sewer approximately 1/2 mile south
  - Conveniently located to major employment, shopping and entertainment centers in Ft. Collins & Loveland
  - Property has 'Agricultural' classification for real estate tax purposes

**Larry Melton, CCIM**  
970.593.9900  
larry.melton@realtec.com



**Joseph J. Palieri II, CCIM**  
970.215.4713  
jpalieri@comcast.net

Realtec · 350 E. 7th St., Ste. 2 · Loveland, CO 80537 · Ph: 970.593.9900 · Fax: 970.593.9901

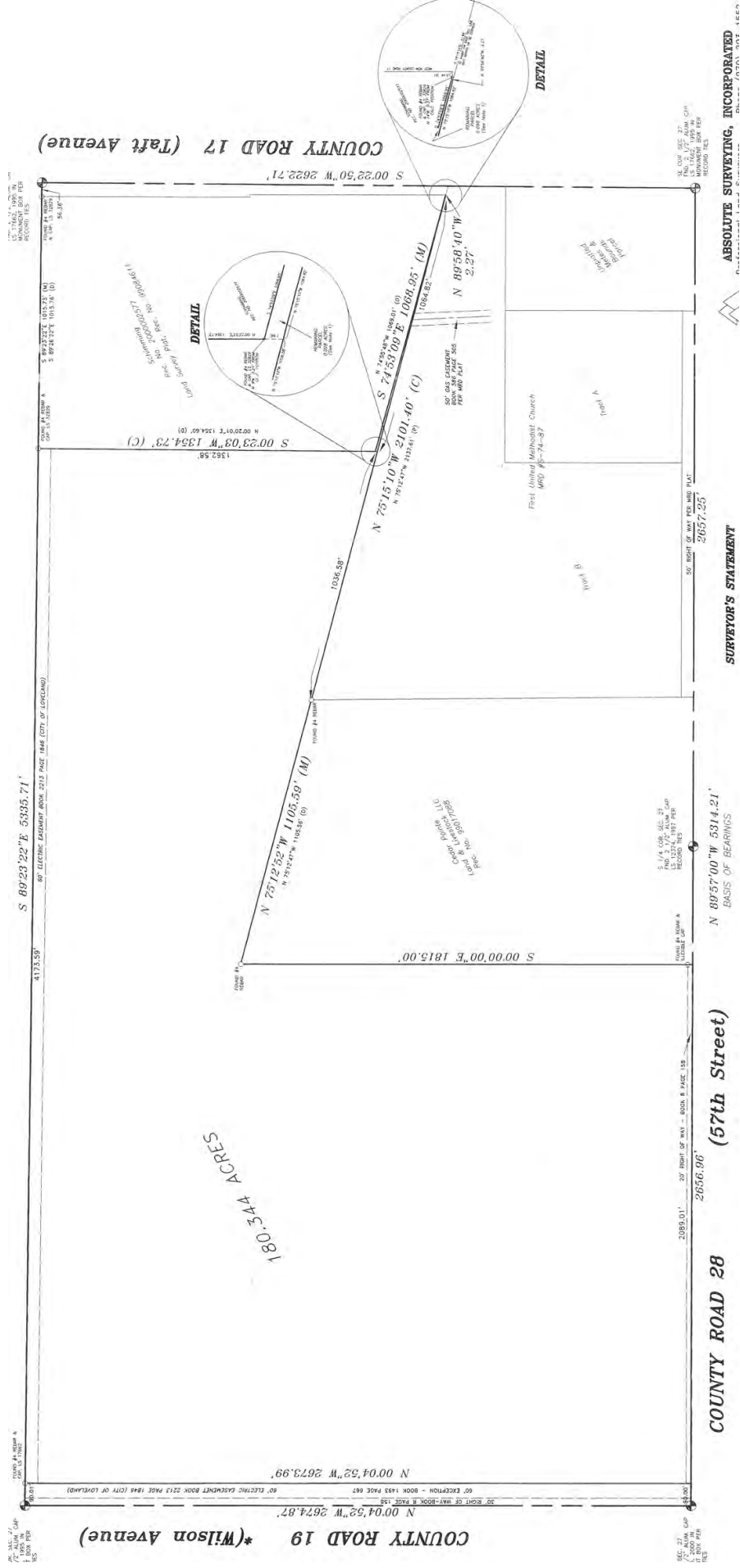
Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.

062910

**NEC WILSON AVENUE & W. 57TH STREET**  
LOVELAND, COLORADO

**REALTEC LISTING  
FOR SALE**

**Property Survey**



**More Listings. More Deals. More Experience.**  
350 E. 7th Street, Ste. 2 · Loveland, CO 80537 · Ph: 970.593.9900 · Fax: 970.593.9901 · www.realtec.com