



INVESTMENT OPPORTUNITY

FULLY-FURNISHED DUPLEX

1031 & 1041 North Lincoln Avenue, Loveland, CO 80537

SALE PRICE:
\$490,000

Excellent investor opportunity to own a fully-furnished rental in Loveland.

DL DOBERSTEIN
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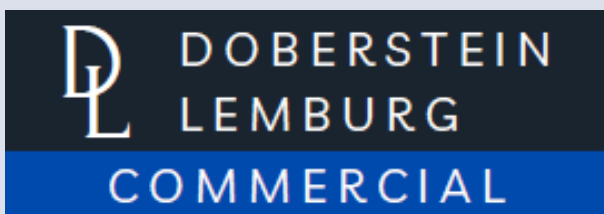
1031 & 1041 NORTH LINCOLN AVENUE

Loveland, CO 80537

Property includes a 2 bed 2 bath unit (1041 North Lincoln) and a 3 bed 1 bath unit (1031 North Lincoln). Brand new condensers in both units (\$14,000 value) and new kitchen floors. Comes fully furnished. Property is currently a short-term / Airbnb rental. Both units have private, fenced backyards.

PROPERTY DETAILS

Total Units:	2 Units
Total SF:	2,620 SF
Taxes:	\$3,651.66 / 2024
HOA:	None
Year Built:	1905
Renovated:	1985



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1031 PHOTOS

3 Bed / 1 Bath



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1031 FLOOR PLAN



TOTAL: 1265 sq. ft
FLOOR 1: 1265 sq. ft
WALLS: 92 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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1041 PHOTOS

2 Bed / 2 Bath



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1041 FLOOR PLAN



TOTAL: 1117 sq. ft
FLOOR 1: 817 sq. ft, FLOOR 2: 300 sq. ft
EXCLUDED AREAS: BAY WINDOW: 10 sq. ft, LOW CEILING: 22 sq. ft
WALLS: 113 sq. ft

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