



310 WEST BASELINE ROAD LAFAYETTE, COLORADO 80026



www.deancallan.com

**DEAN CALLAN
& COMPANY INC**

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

STONE HOUSE HEALTH | OWNER-USER MEDICAL/OFFICE BUILDING FOR SALE

Stone House Health, located at 310 West Baseline Road, Lafayette, Colorado 80026, presents a rare opportunity to acquire a meticulously maintained, single-story freestanding building in the heart of Lafayette. Spanning 1,436 square feet on a 7,900-square-foot lot, this versatile property is ideally suited for a variety of professional and commercial uses, including medical offices, retail, personal services, or creative studios. With its modern design, functional layout, established landscaping, and newly poured concrete parking lot, Stone House Health offers an attractive turnkey solution for businesses seeking a prominent and welcoming presence in a thriving community.

Call us for more information and to set up a tour.



**DEAN CALLAN
& COMPANY INC**

BEAU GAMBLE
President
303.945.2028
beaugamble@deancallan.com

KEVIN NELSON
Managing Broker
720.464.3950
knelson@deancallan.com

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LOCATION



TERMS

Building Size:	1,436 SF
Land Area:	7,900 SF
Price:	\$895,000
Zoning:	B1 (Community Service Business District)
Parking:	9 Spaces

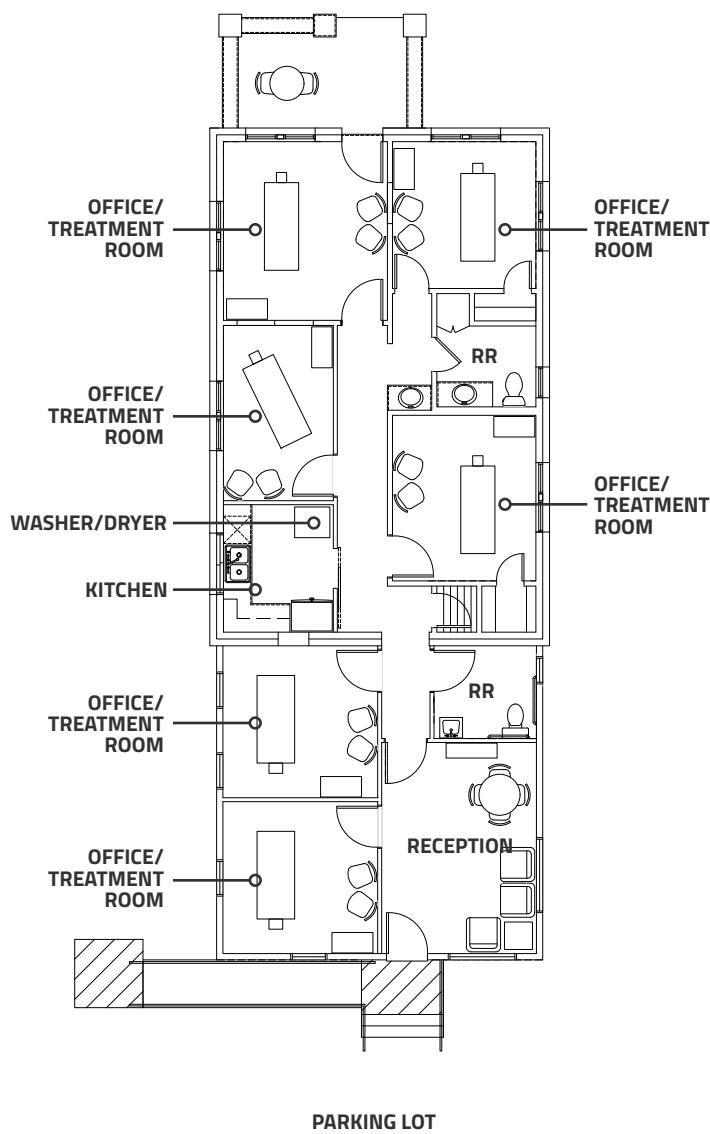
PROPERTY FEATURES

- **Prime Location:** Situated at 310 West Baseline Road, Lafayette, CO 80026, Stone House Health has quick access to US 287 and I-25.
- Building Size: 1,436 square feet, single-story freestanding structure.
- **Lot Size:** 7,900 square feet, providing ample space for parking and landscaping.
- **Versatile Zoning:** B1 zoning permits a wide range of uses by right, including:
 - Art Gallery or Studio
 - Office
 - Church
 - Personal Service Use (e.g., barber, beauty shop, dry cleaners, self-service laundry)
 - Daycare Center
 - Retail Sales (e.g., food and beverage, dry goods, furniture, appliances, hardware, clothing)
 - Medical or Dental Office
 - Veterinarian Hospital or Clinic
 - Natural Medicine Center
- **Functional Layout:** Features six offices/treatment rooms, a kitchen with washer and dryer, a welcoming reception area, and two bathrooms.
- **Immaculate Condition:** Well-maintained interior and exterior, ensuring a move-in-ready space.
- **Established Greenery:** Mature landscaping enhances curb appeal and creates an inviting atmosphere.
- **Modern Amenities:** Newly poured concrete parking lot for convenient access and ample parking.



FLOOR PLAN

Baseline Rd

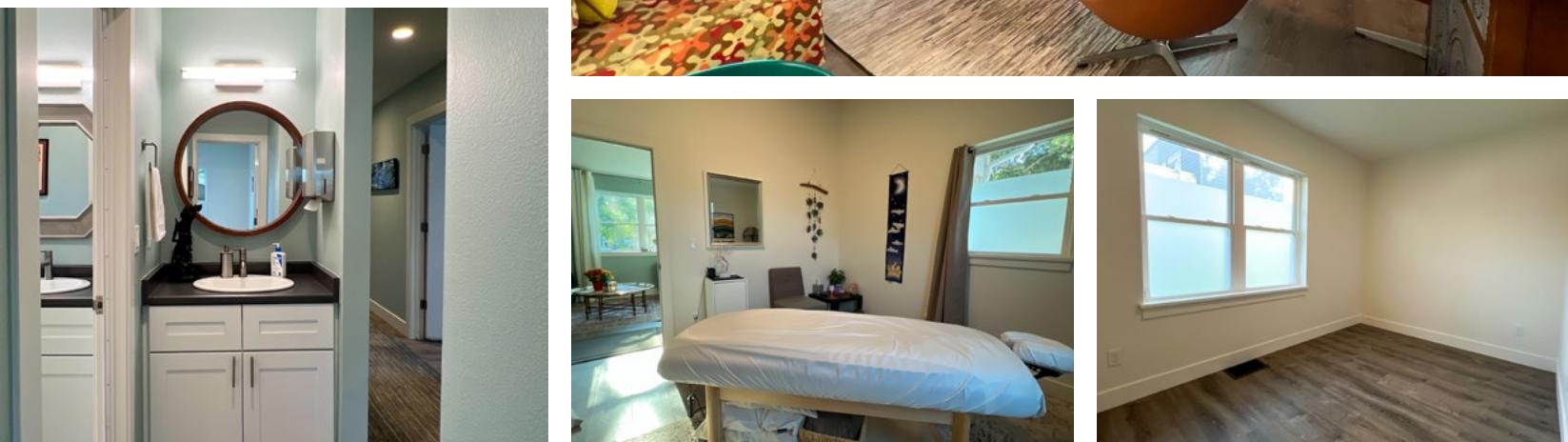
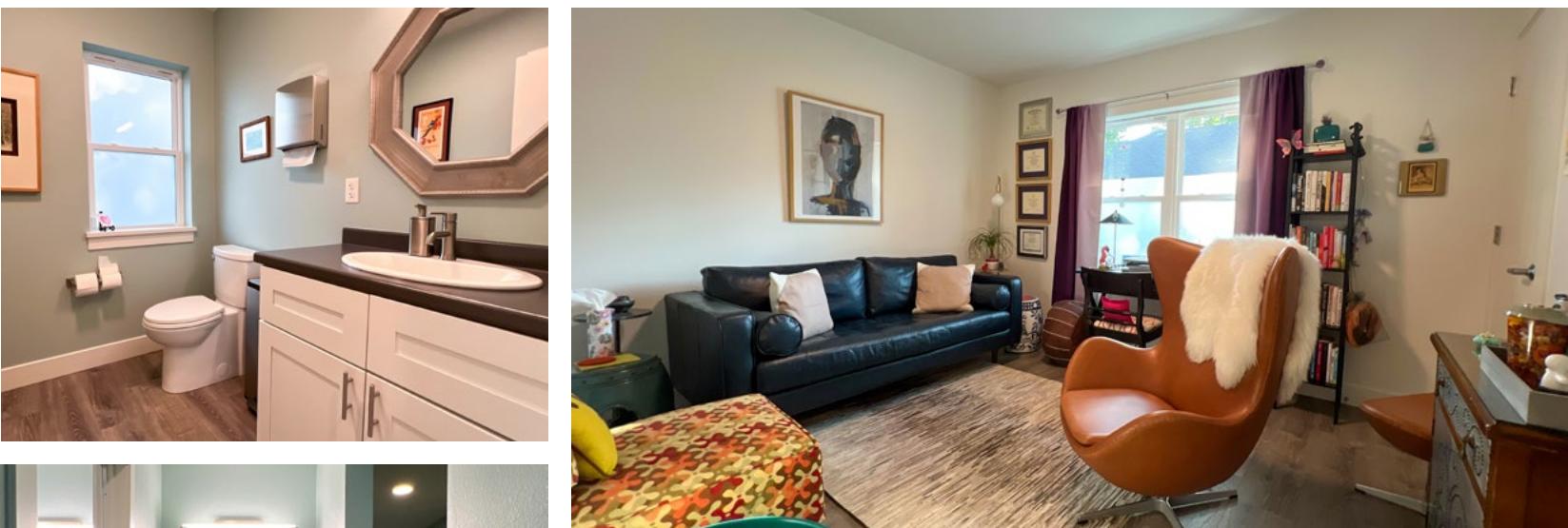


OVERHEAD AERIAL





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