



REDEVELOPMENT

3505 and 3603 S Taft Avenue
Loveland, CO

Offering Highlights

- 3.85 Total Acres
- Redevelopment
- Multiple Commercial Uses



Rhett Strom
Commercial Broker | Partner

970.692.4454 Mobile
rstrom@thegroupinc.com
www.TheGroupInc.com



Chris Doyle
Broker Associate | Partner

970-420-0803 Mobile
cdoyle@thegroupinc.com
www.chris-doyle.com



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 12.3.2024

Property Overview

Pricing: \$1,650,000

Zoning: Larimer County Rural Residential (RR2)

Uses by Right:

Residential, Community Residential Home, Congregate Residence, Group Home, Agricultural Operation, Tree Farm Wholesale, Apiary, Poultry Keeping, and Small Solar Facility.

Area:

- 3505 S Taft Av: 3.02 acres / 131,551 SF
- 3603 S Taft Av: 0.83 acres / 36,155 SF
- Total: 3.85 acres / 167,706 SF

Structures:

- Main House (built 1870): 3,889 SF total; 2,979 SF main and second floor; 1,099 SF basement
- Stand-alone garage (built 2004): 1,000 SF
- Modular (built 1990): 1,120 SF
- Duplex (built 1942): 1,937 SF
- Commercial (built 1920, remodeled 1983): 2,039 SF

Taxes:

- 3505 S Taft Av: \$5,660.00 (estimated by Larimer County Assessor Payable in 2025)
- 3603 S Taft Av: \$0.00 (Larimer County Assessor website indicating that no taxes have been due since 2021, and taxes for 2021 were \$16.91)
- Total Taxes: \$5,660.00

Utilities:

- Water - Little Thompson
- Septic System
- Gas - Xcel Energy
- Electric - Poudre Valley REA

Association: None

Location: Taft Avenue, Between Lovleand and Berthoud

