

FOR SALE

746 N. WASHINGTON AVENUE

Loveland, CO 80537



\$1,050,000

3 BED | 4 BATH | 2,392 SQ FT | Built in 1901



glassphotography.com

MCCREERY HOUSE

RELIANCE
REALTY

746 N. WASHINGTON AVENUE

Loveland, CO 80537

OVERVIEW

PROPERTY SUMMARY

Step into timeless elegance with this beautifully preserved 1901 historic commercial property, located just two blocks from the Loveland Downtown District. This unique property seamlessly blends historic charm with modern functionality, offering a versatile space in a Planned Unit Development (PUD) zone—perfect for weddings, events, or a variety of other business opportunities.

PROPERTY HIGHLIGHTS

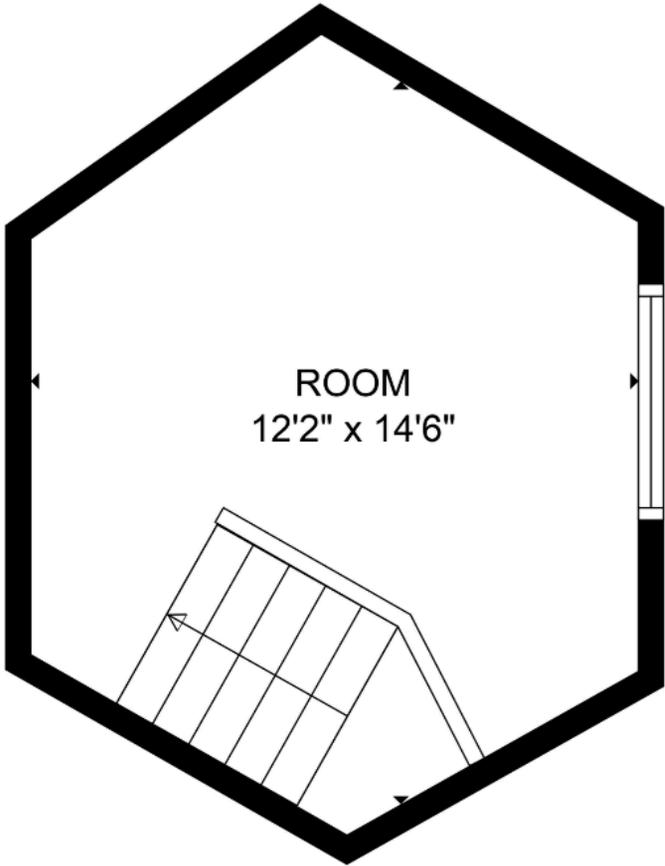
- **Prime Location:** Situated in a highly sought-after area, just minutes from downtown Loveland, yet offering a peaceful and intimate setting.
- **Historic Charm:** Meticulously preserved 1901 architecture with original hardwood floors, classic details, and spacious interiors.
- **Indoor & Outdoor Event Spaces:** Elegant indoor areas and lush gardens create a picturesque setting for ceremonies, receptions, and gatherings.
- **Flexible Zoning:** The PUD zoning allows for multiple uses, including:
 - One-Family Dwelling
 - Bed & Breakfast Hotel
 - Art Gallery & Studio
 - Special Review Uses (Small office/clinic, childcare center, personal service shops)

746 N. WASHINGTON AVENUE

Loveland, CO 80537

FLOOR PLANS

FOR SALE

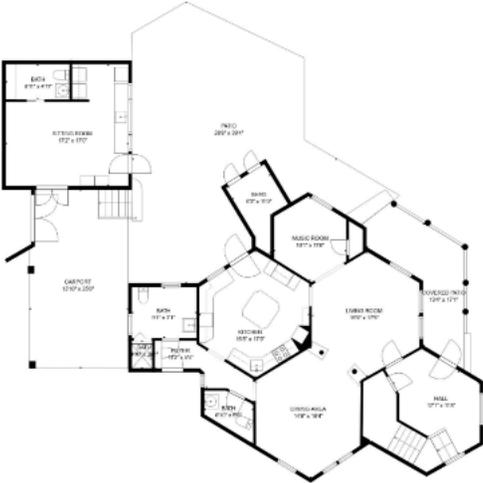
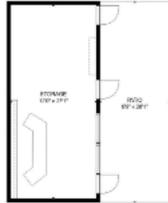


ROOM
12'2" x 14'6"

TOTAL: 2306 sq. ft

FLOOR 1: 1237 sq. ft, FLOOR 2: 918 sq. ft, FLOOR 3: 151 sq. ft
EXCLUDED AREAS: PATIO: 1078 sq. ft, COVERED PATIO: 156 sq. ft, CARPORT: 340 sq. ft,
SHED: 51 sq. ft, STORAGE: 325 sq. ft, LOW CEILING: 277 sq. ft,
TERRACE: 275 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL: 2306 sq. ft

FLOOR 1: 1237 sq. ft, FLOOR 2: 918 sq. ft, FLOOR 3: 151 sq. ft
EXCLUDED AREAS: PATIO: 1078 sq. ft, COVERED PATIO: 156 sq. ft, CARPORT: 340 sq. ft,
SHED: 51 sq. ft, STORAGE: 325 sq. ft, LOW CEILING: 277 sq. ft,
TERRACE: 275 sq. ft

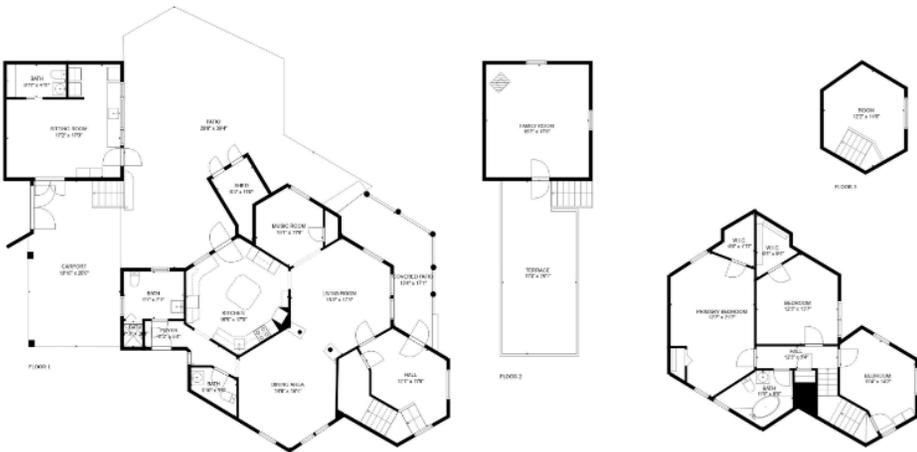
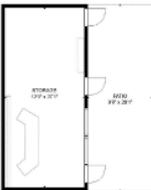
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

746 N. WASHINGTON AVENUE

Loveland, CO 80537

FLOOR PLANS

FOR SALE

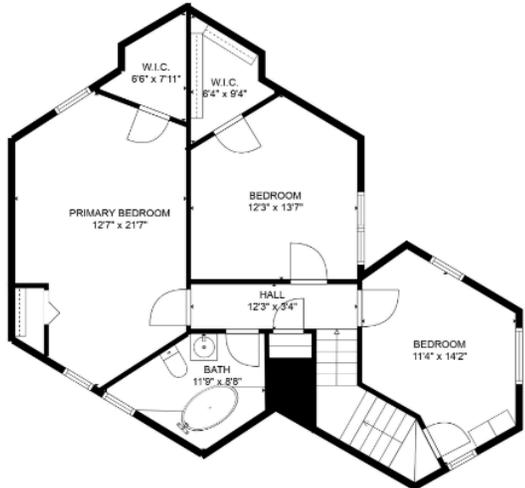
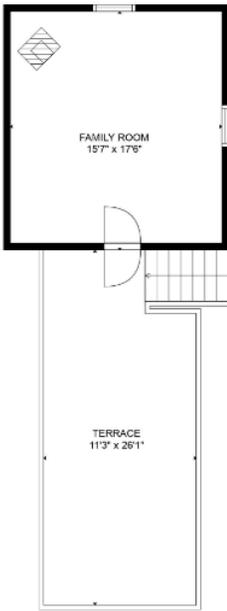


TOTAL: 2306 sq. ft

FLOOR 1: 1237 sq. ft, FLOOR 2: 918 sq. ft, FLOOR 3: 151 sq. ft

EXCLUDED AREAS: PATIO: 1078 sq. ft, COVERED PATIO: 156 sq. ft, CARPORT: 340 sq. ft,
 SHED: 51 sq. ft, STORAGE: 325 sq. ft, LOW CEILING: 277 sq. ft,
 TERRACE: 275 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL: 2306 sq. ft

FLOOR 1: 1237 sq. ft, FLOOR 2: 918 sq. ft, FLOOR 3: 151 sq. ft

EXCLUDED AREAS: PATIO: 1078 sq. ft, COVERED PATIO: 156 sq. ft, CARPORT: 340 sq. ft,
 SHED: 51 sq. ft, STORAGE: 325 sq. ft, LOW CEILING: 277 sq. ft,
 TERRACE: 275 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

746 N. WASHINGTON AVENUE

Loveland, CO 80537

EXTERIOR PHOTOS

FOR SALE

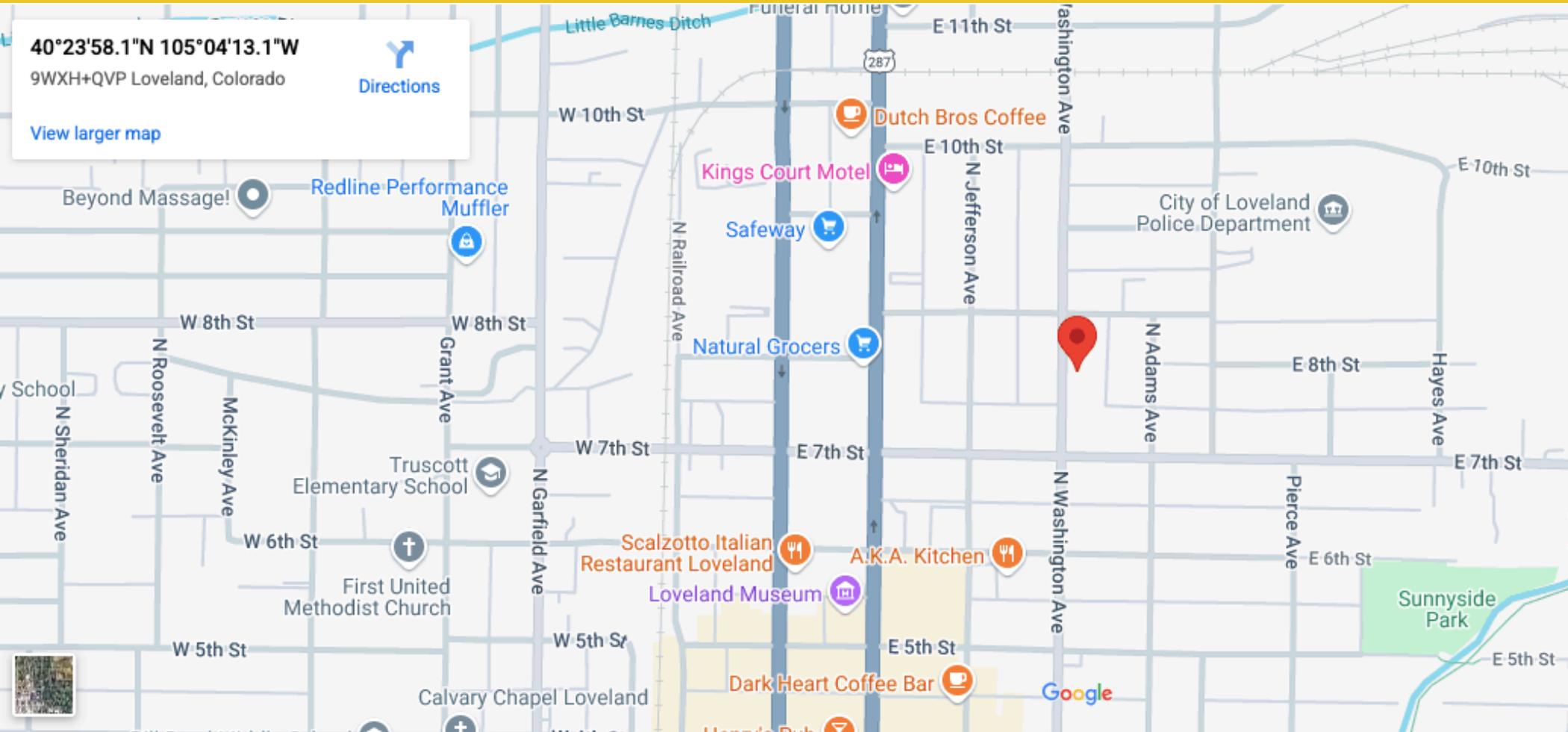


746 N. WASHINGTON AVENUE

Loveland, CO 80537

LOCATION OVERVIEW

FOR SALE



For more info please contact listing agent: **JEREMY NICHOLS**

 720-402-0657  reliancerealty5280@gmail.com

RELIANCE
REALTY