



SUCCESSFUL SALVAGE YARD

PROPERTY TYPE:

**SALVAGE YARD
OR RURAL RESIDENTIAL**

AVAILABLE:

4,760 SF ON 7.5 ACRES

PURCHASE PRICE:

\$1,200,000

This is a rare opportunity to acquire a proven, profitable salvage yard site with an established four-decade history of success. The sale includes everything needed for immediate, seamless operation: a huge, compacted and graded yard, a fully-equipped large shop, a car lift, covered storage, and drive-on scale. As an alternative, the property's stunning views and peaceful location close to town make it an ideal location for a new rural residential development.

BRUCE CAMPBELL Broker

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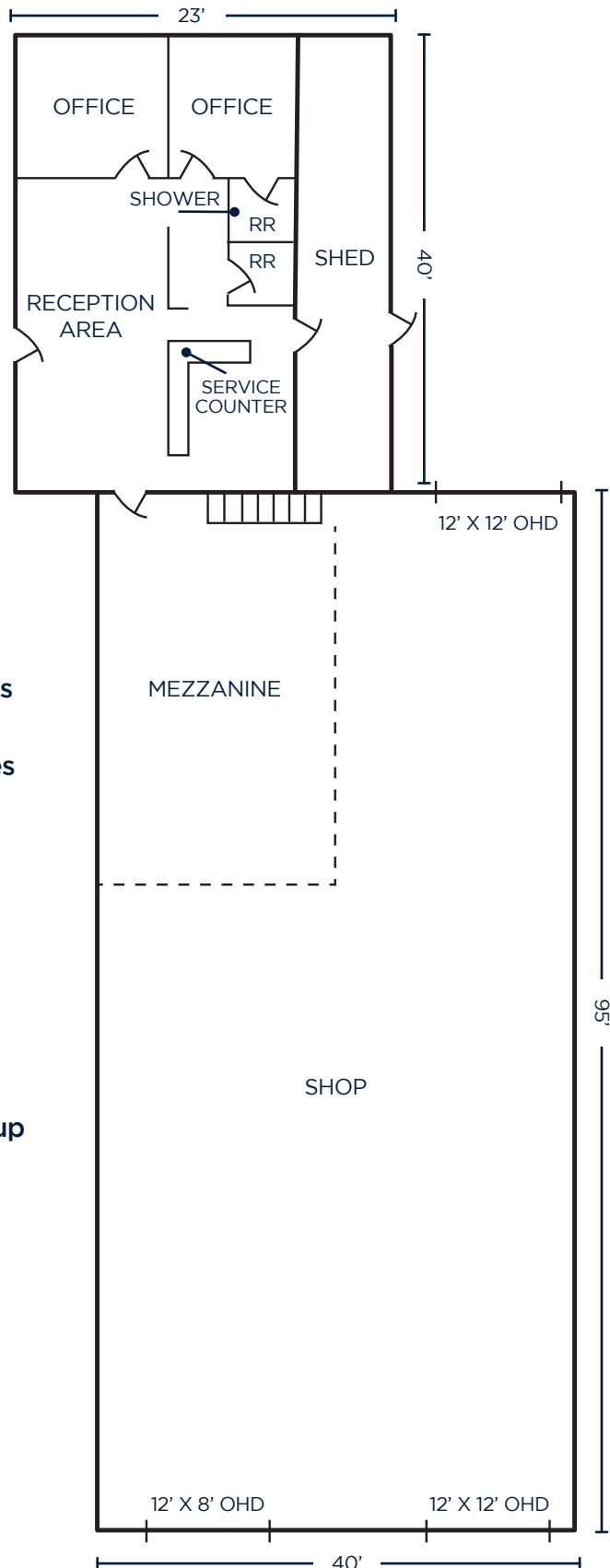
PATRICK O'DONNELL Broker

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FLOOR PLAN

209 COUNTY ROAD 23H • LOVELAND, CO 80537



KEY FEATURES:

- 920 SF office building plus 3,840 SF shop
- Shop is drive-through with two 12'x12' OHDs and one 12'x8' OHD
- Office building has service counter, 2 offices & 2 bathrooms + shower
- 7.5 acres of flat and compacted land
- Car lift and racks included
- Large drive-on scale included
- Waste oil or radiant heat in shop
- Heating & A/C in office building
- 1,200 SF covered storage building
- Propane tank and backup generator hook-up
- Large mezzanine storage area N/I in SF

FEATURED PROPERTY

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SERVICE COUNTER



OFFICE 1



OFFICE 2



SHOP 1



STORAGE AREA

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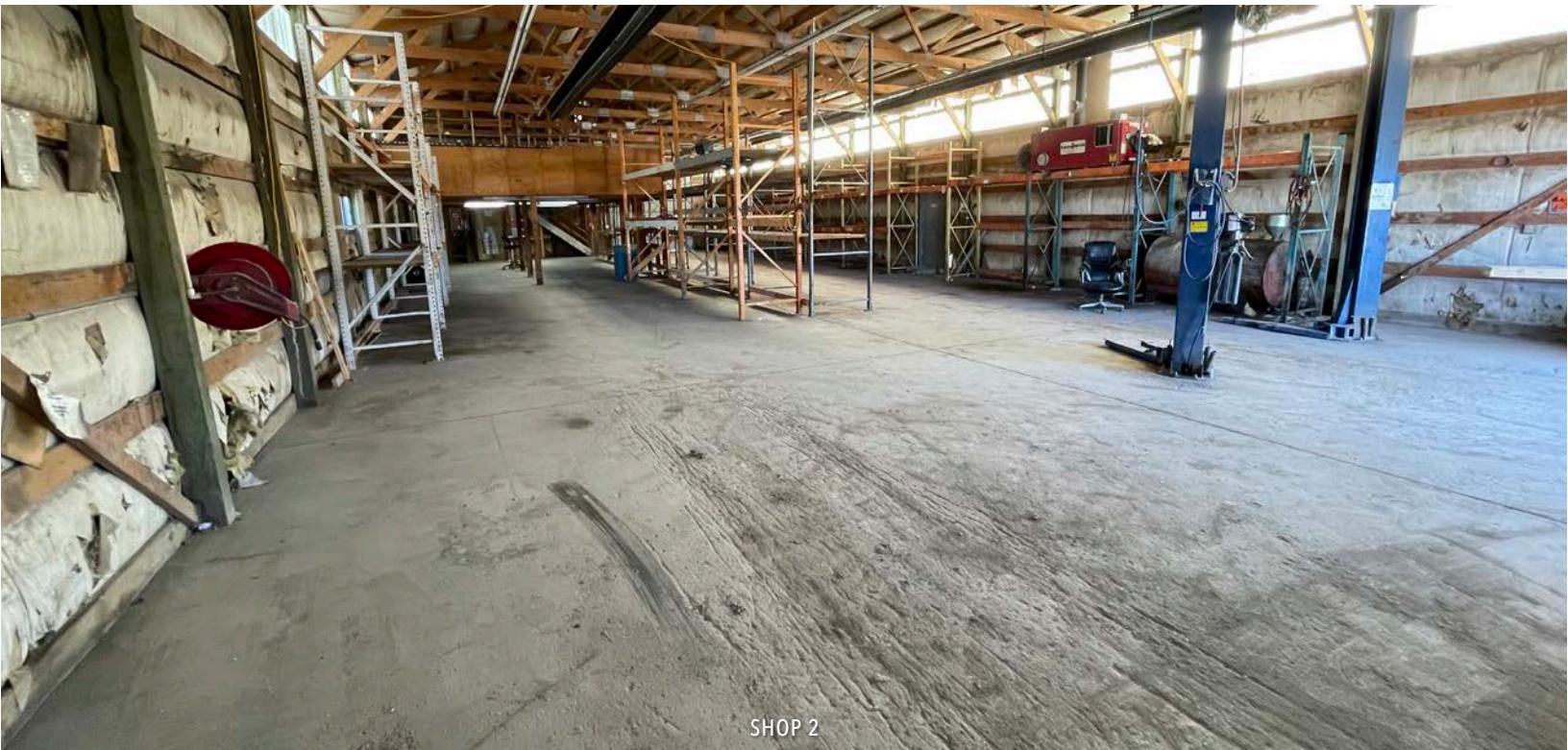
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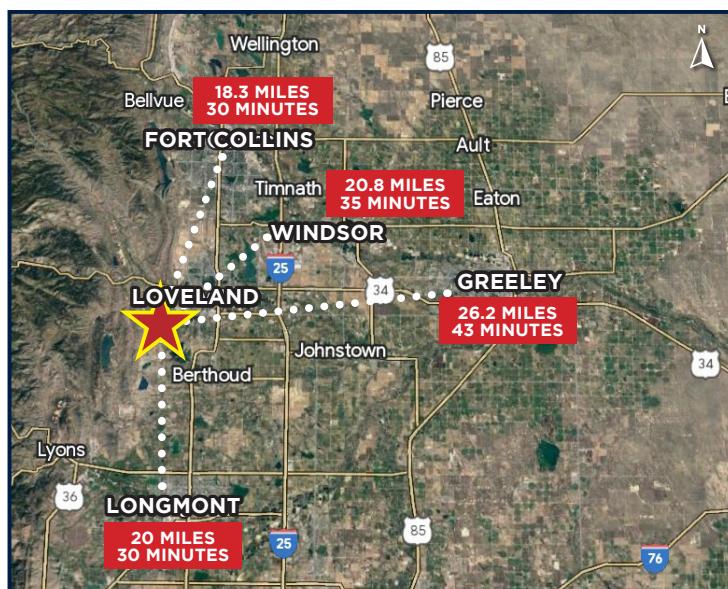
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SITE LOCATION

209 COUNTY ROAD 23H • LOVELAND, CO 80537



Fort Collins
712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland
200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley
1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900

REALTEC
COMMERCIAL REAL ESTATE SERVICES

ABOUT LOVELAND

Loveland is at the hub of fast growing Northern Colorado and is nestled in a lush valley at the entrance to the Big Thompson Canyon frequently referred to as the "Gateway to the Rockies." Within the city you'll find a varied locally owned and national restaurant scene, vibrant brewing community, unique retail stores, and many art galleries. Dotted in and around the city and surrounding areas are an abundance of scenic lakes, parks, trails and recreational areas.

Loveland is dedicated to helping businesses start, expand and grow. The city provides quality resources and services to existing and new businesses and features resources and amenities including:

- A highly educated workforce
- Within an hour's drive of 5 major universities and 2 large community colleges
- Owns its utility so the services are reliable and affordable
- Easy access to I-25, Hwy 34 and Hwy 287
- 55 mile drive from Denver International Airport
- Broad range of housing options
- Vibrant, walkable downtown
- Nationally renowned museum and public arts program
- 22 miles of paved recreational trails and 35 park areas

ACCOLADES

2020 Governor's Award for Downtown Excellence
 Loveland #1 Boomtown for 2015 - Smart Asset, 12/2015
 Larimer County Ranked 10th Fastest Growing Metro Area - U.S. Census Bureau, 2016
 Fort Collins Ranked Among Most Educated in the Nation - BizWest Media, 3/2016
 Best Places to Live in the West (Loveland) - Sunset Magazine, 2014
 Fort Collins-Loveland Ranked #1 for "Top 10 Stable, Growing Markets" - Realtor.com, 2017

DEMOGRAPHICS

	1 Mile	3 Miles
Population	9,687	61,997
# Households	4,497	25,279
Average Age	39.60	39.50
Median Household Income	\$56,987	\$69,991
Daytime Employees	6,420	24,631
Population Growth 2021-2026	6.53%	6.16%
Household Growth 2021-2026	6.67%	6.24%

Source: CoStar

VISITOR GUIDE LINK

<https://online.publicationprinters.com/html5/reader/production/default.aspx?pubname=&edid=568b477a-8502-45ae-a6dc-17e517e19210&pnum=1>

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