



1336

N Washington Ave

LOVELAND, CO 80537

**CBRE**



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INVESTMENT CONTACTS

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01

EXECUTIVE  
SUMMARY





# THE OFFERING

CBRE is pleased to present 1336 N Washington Ave, a multipurpose, adaptive re-use healthcare facility located in Loveland, CO. The property is currently vacant providing an opportunity to be repurposed for various different healthcare uses. The property is being marketed as a conversion opportunity for behavioral health operators. The Property is a two story structure on 14,026 a Sq Ft lot.





02

# PROPERTY DESCRIPTION





# PROPERTY OVERVIEW

**ADDRESS**

1336 N Washington Ave

**MARKET/SUBMARKET**

Loveland/Fort Collins

**SQUARE FOOTAGE**

6,504 SF

**LOT SIZE**

14,026

**YEAR BUILT**

1962

**OCCUPANCY**

00%

**OPERATING EXPENSES**

\$00.00

**TAXES**

\$7,651.94

The property is currently in shell condition and down to the studs.





## POSSIBLE USES



- Assisted Living or Congregate Care \*
- Group Home\*
- Live-Work Unit\*
- Nursing Home\*
- Memory Care\*
- Alzheimer's Care\*
- Protective Care\*\*
- Boarding House\*
- Shelter for Victims of Domestic Violence\*
- Multi-Unit Housing

*\*Zones in which the use is listed as Limited ("L")*

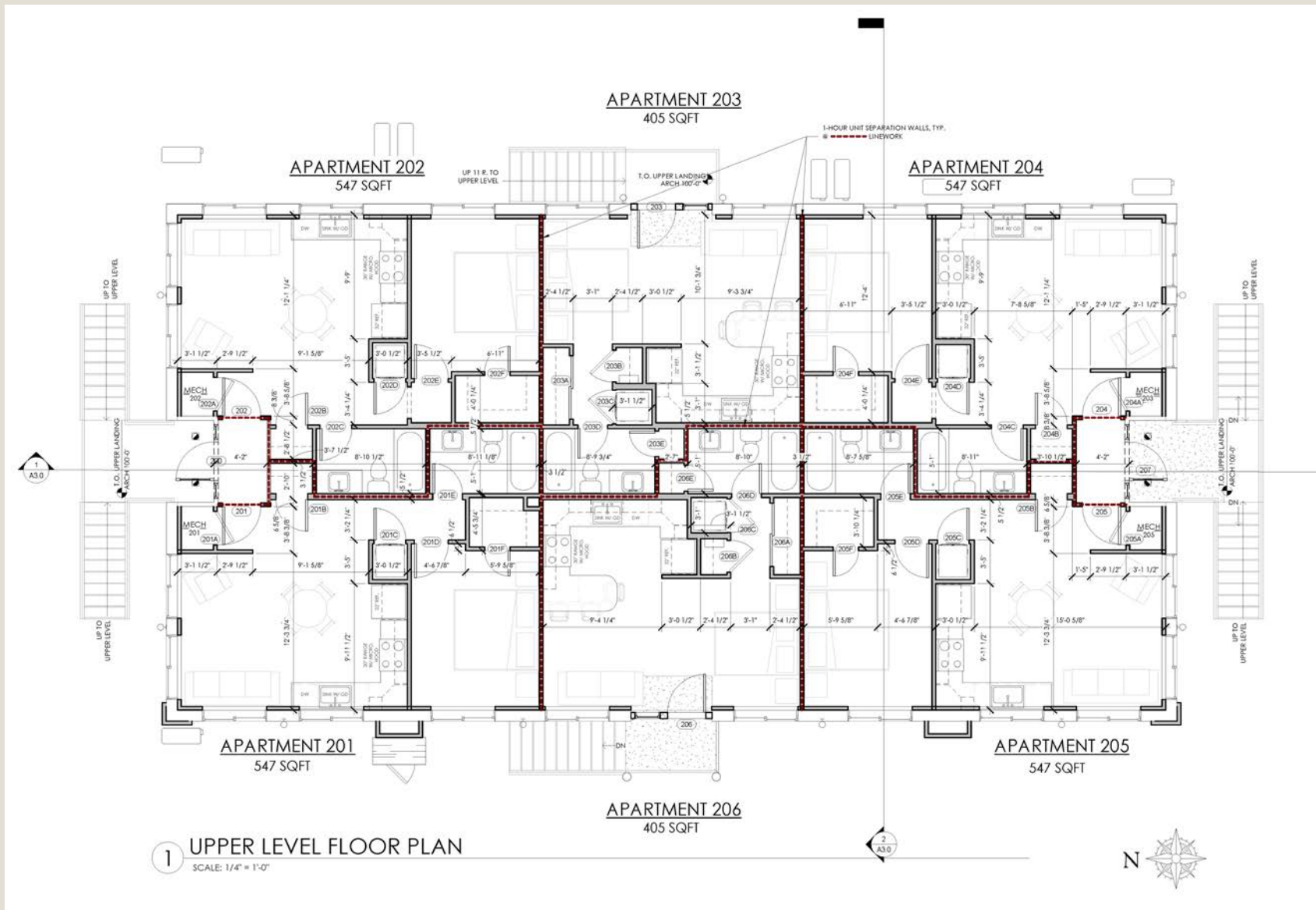
*\*\*Zones in which use is listed as Adaptable ("A")*







# PROPERTY RENDERING





# LOCATION OVERVIEW

## SUBJECT PROPERTY

★ 1336 N Washington Ave

## NEARBY HEALTHCARE PROVIDERS

- 1 Charter Healthcare

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- 2 Mountain West Medical, Inc

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- 3 Bridge Health Clinic

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- 4 North Colorado Health Alliance

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- 5 Banner Health Clinic

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- 6 Banner Health Center

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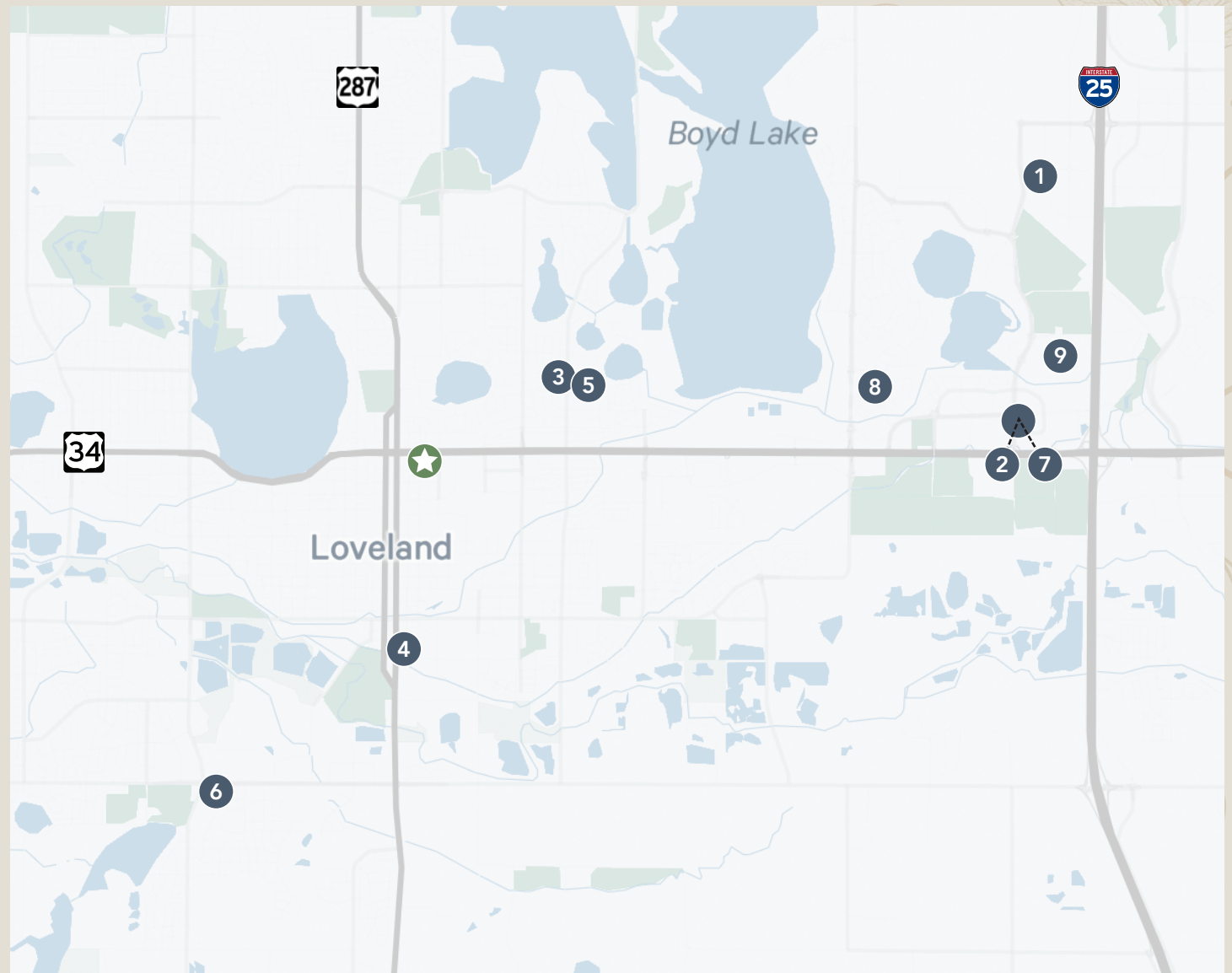
- 7 Compass Health Center

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- 8 Loveland Medical Clinic

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- 9 Poudre Valley Medical Group, LLC





# 1336

N Washington Ave

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