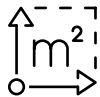




FOR SALE

3728 CLEVELAND AVENUE | WELLINGTON, CO
Historic Downtown Commercial Building Offered at \$875,000



1,824 Square Feet
0.11 Acres



\$11,179
2023 Property Taxes



Market
Northern Colorado

JASON BILLINGS

Broker Associate/Partner | GRI, CRS, CNE
970-581-6444 | jbillings@thegroupinc.com

MARK BISHOP

Broker Associate/Partner
970-297-2531 | mbishop@thegroupinc.com

3728 Cleveland is the Historic 1st Bank Building in Downtown Wellington for sale. This 1824 SQFT building with two lots boasts a great location on the main street Wellington. The property is currently being used as a restaurant and includes a patio on both the East and West side of the property. The rear of the property has on-site parking and potentially room to expand. Zoned C-2 downtown commercial in the City of Wellington with many possibilities.

LOCATION:

Corner of 2nd Street & Cleveland Avenue

I-25 | 0.5 Miles

HWY 287 | 9 Miles

PROPERTY INFORMATION:

Price | \$875,000

County | Larimer

Parcel # | 89331-42-007

of Lots | 2

Property Type | Retail / Currently Turn Key Restaurant with FFE Included

Property Subtype | Downtown Commercial

Total Lot Size | 0.11 Approximate Acres

Price per Foot | \$480

Zoning | C-2 Downtown Commercial



DEMOGRAPHICS

WELLINGTON, CO

Population | 11,163 (2022)
Avg. Yearly Growth Rate | 3.66%
Median Age | 32.4 (2022)
Household Income | \$101,259 (2022)
Size | 1.8 Square Miles
Workforce | 5.28k in Labor Force
Unemployment Rate | 4.02%

TOP INDUSTRIES:

Educational Services | 13/3%
Construction | 10.3%
Retail Trade | 9.58%
Technical Services | 8.94%
Health Care & Social Assistance | 8.86%
Manufacturing | 8.63%
Public Administration | 7.29%



Denver International
Northern CO Regional
Greeley-Weld County
Cheyenne Regional



Great Western Railway
Burlington Northern Santa-Fe
Railway (BNSF)
Union Pacific Railroad



I-25
Highway 392
Highway 257
Highway 34

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[CLICK FOR PARCEL #](#)



[CLICK FOR HISTORIC REGISTRY FORM](#)

TOWN OF WELLINGTON

[CLICK FOR ZONING](#) | [CLICK FOR ZONING MAP](#)

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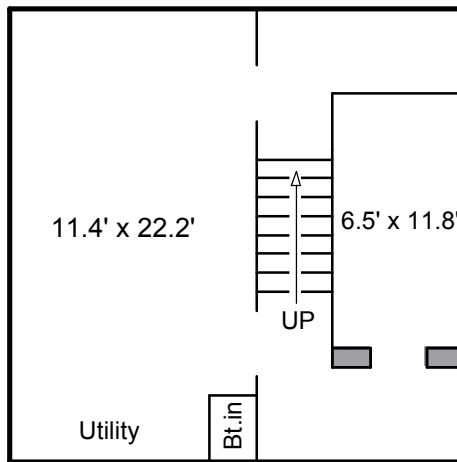
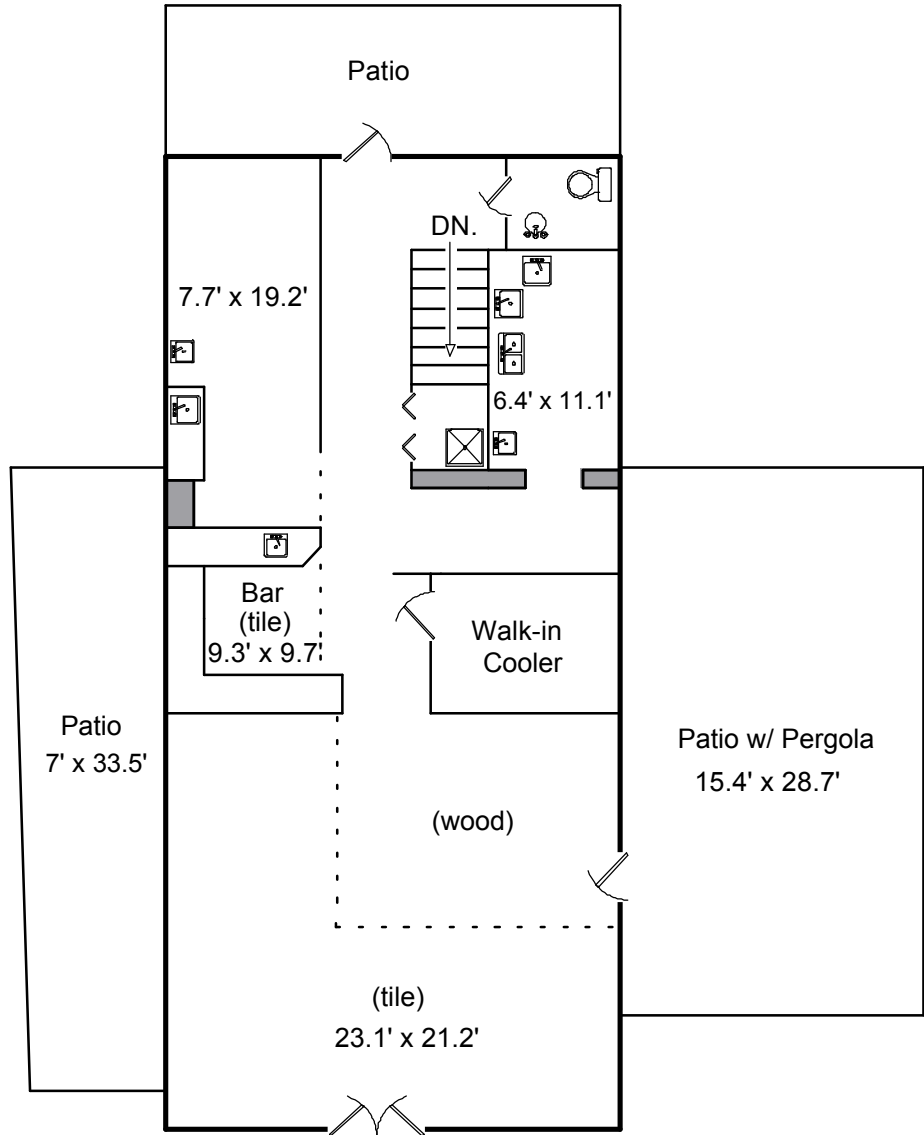
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3728 Cleveland Ave.
Wellington, Colorado

Main Level SF: 1,248

Basement SF: 576

Total SF (all levels): 1,824



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