

FOR SALE OR LEASE

2683 NORTH TAFT AVENUE
LOVELAND, CO 80538



SALE PRICE: \$1,595,000
LEASE RATE: NEGOTIABLE





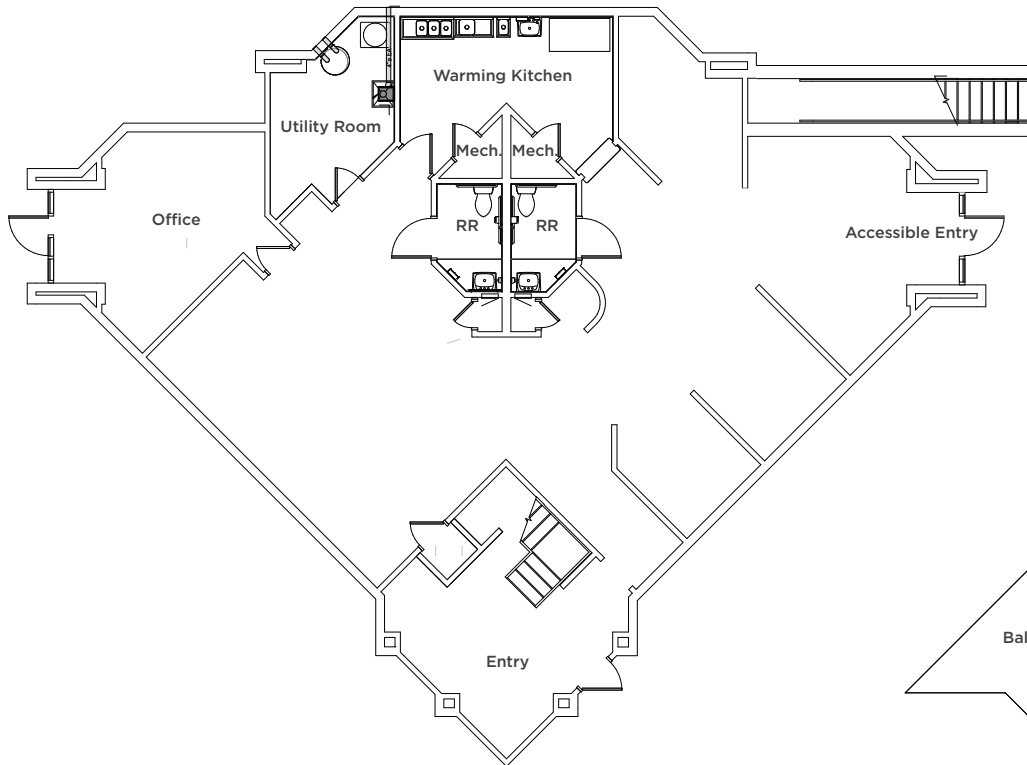
// PROPERTY FEATURES

Building Size:	3,788 SF
Land Size:	0.93 Acres
Parking Spaces:	18 Spaces
YOC/YOR:	1979/2024
Zoning:	R3-UD

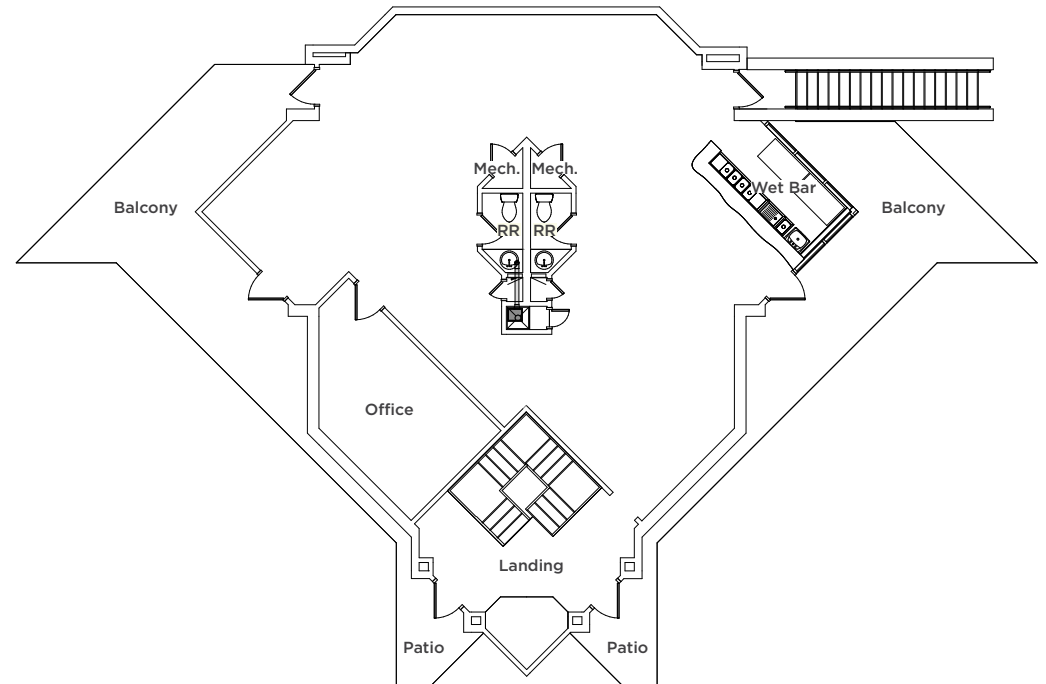
A distinctive building located on Taft Avenue, across from Lake Loveland and directly on Abarr Lake. This two-story structure, inspired by Frank Lloyd Wright, is near the Benson Sculpture Garden. In addition to serving as a gallery, the space functions as an event venue, featuring a sculpture garden and several decks with views of a private pond. This exceptional property offers a turnkey opportunity, complete with a grease trap, liquor license, new HVAC system, new roof, and new water heater. The location boasts excellent traffic visibility and direct exposure to Taft Avenue, with plenty of parking. The building includes a commercial warming kitchen and wet bar, two offices, four bathrooms, four patios, open areas/workspaces, and three separate entrances.

// PROPERTY FLOORPLAN

LEVEL 1



LEVEL 2



// GALLERY

