

323 WEST 9TH AVENUE

Yuma, Colorado

MULTI-PURPOSE FACILITY ON ±2.06 ACRES IDEAL FOR MEDICAL, RESIDENTIAL, OR OFFICE USERS

SALE PRICE: \$1,300,000 | LEASE PRICE: NEGOTIABLE



SIGNIFICANT FACILITY UPGRADES

AVAILABLE FOR SALE OR LEASE



Property Highlights

Available Size:	Property 1 - 89,620 SF / 2.06 acres
Address:	Lots 1-8, Block 2, City View Addition to Yuma Colorado, County of Yuma, State of Colorado
Zoning:	R2 (Residential single family and 2 family) with a conditional use permit allowing operation as a nursing home, assisted living, or rehabilitation facility. The approval supports continued healthcare or residential care use and is compatible with surrounding properties. Uses related to drug or alcohol recovery, behavioral or mental health treatment, or services for the unhoused are not permitted.
Main Building:	16,740 SF
Accessory Building 1:	1,920 SF (Maintenance)
Accessory Building 2:	1,560 SF (Annex)
Stories:	1
Year Built:	1964
Multi-Purpose Facility Ideal:	<ul style="list-style-type: none">• Ideal for Healthcare, Rehabilitation, or Clinic Conversion• Existing infrastructure supports plumbing and patient room layouts• Ample surface parking and modular support buildings• Strong regional draw from surrounding rural counties lacking specialized care
Exterior:	Brick
Framing:	Wood and concrete block
Rooms:	30 Rooms (13X15)
Sale Price:	\$1,300,000
Lease Price:	Negotiable

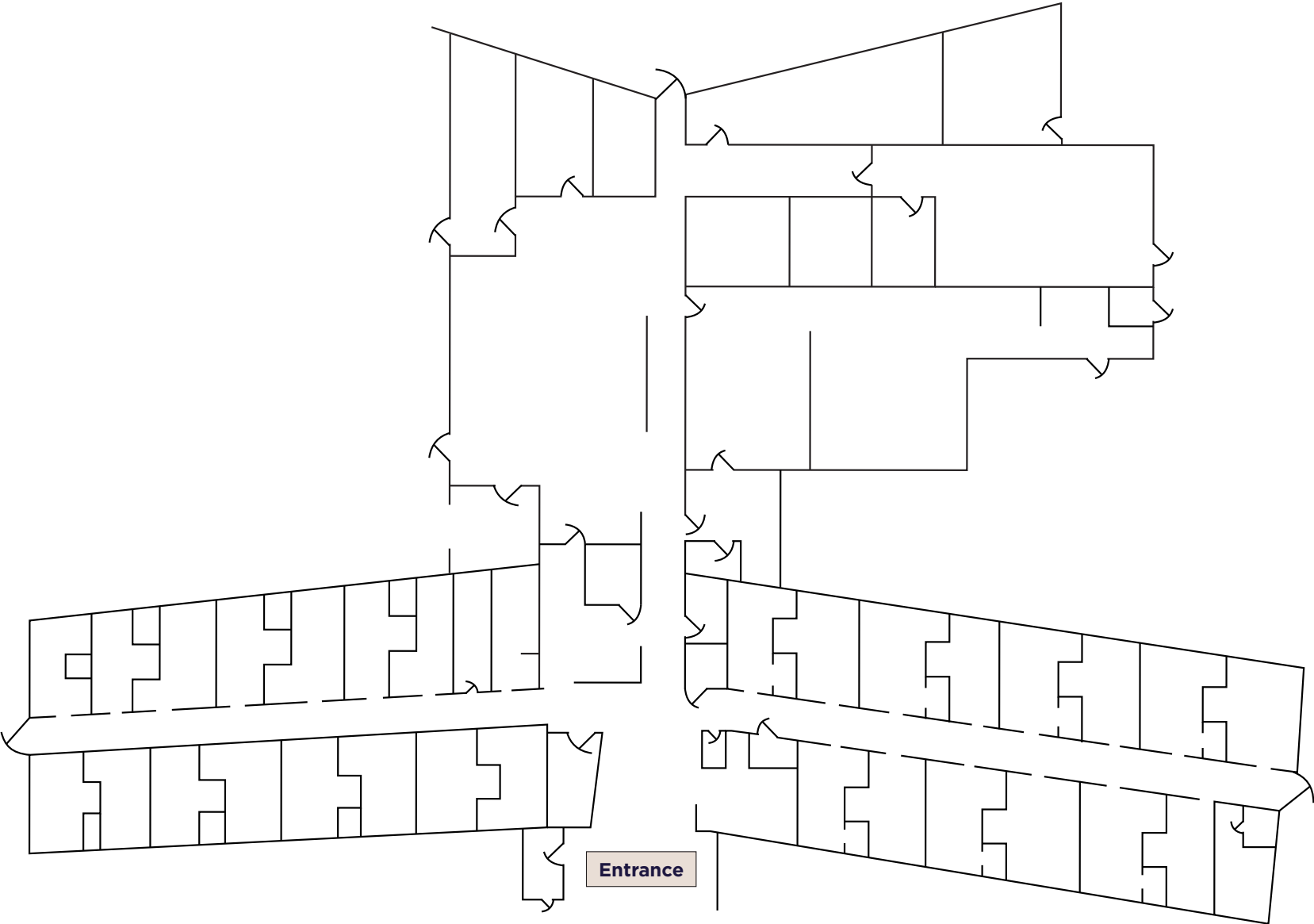


Property Highlights

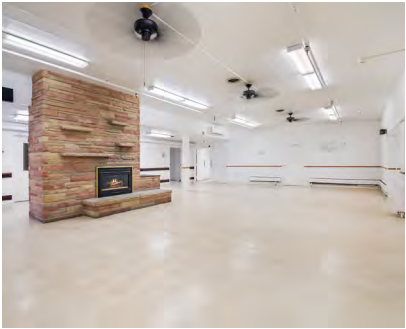
- New roofs on flat (TPO) and pitched (shingles) 2024
 - All new roof plywood decking was replaced and upgraded to 5/8ths 2024
 - All interior roof insulation removed and resprayed
 - 3 new Samsung AC units in 2025
 - Fire suppression system tested and all extinguishers replaced 2024
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Floor Plan



Amenity Map



Location Map





For more information, please call:

Cole VanMeveren

Senior Director

+1 970 219 3802

cole.vanmeveren@cushwake.com

Aki Palmer

Executive Managing Director

+1 720 299 8733

aki.palmer@cushwake.com

772 Whalers Way, Suite 200

Fort Collins, CO 80525

+1 970 776 3900

cushmanwakefield.com



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