FOR SALE

1101 Hilltop Drive
Loveland, CO

PROPERTY TYPE
SCHOOL

AVAILABLE
47,574 SF

PRICE
$5,950,000
($125/SF)

FEATURES:

• Location – Established residential neighborhood in West central Loveland
• Site area – 3.5 acres (152,460 SF)
• Land to Building Ratio – 3.2 : 1.0
• Parking Spaces – 107 onsite
• Building area – 47,574 SF (2-story design; 26,952 SF main level; 20,622 SF walk-out/below grade level with gymnasium
• Legal Description: All of Block 1, Hill Top addition to the City of Loveland, Larimer County, State of Colorado, EXCEPT that part platted as First Immanuel Subdivision of Hill Top Addition, recorded September 27th, 1971 at Reception No. 9768, County of Larimer, State of Colorado

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- Year of construction – 1958 with extensive remodel in 2009
- Ownership – THOMPSON SCHOOL DISTRICT R2-J,
  800 S.Taft Ave., Loveland, CO 80537
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ABOVE-GRADE BUILDING DIAGRAM

26,952 square feet main level

- Current use - Ferguson High School
- Previous Use – Church with School
- Zoned “R1e” (Established Low Density Residential District); Public School is a land use allowed ‘by right’; Private School or Church is a land use allowed by ‘special review’.
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BELOW-GRADE BUILDING DIAGRAM

20,622 square feet of walk-out/below grade level with gymnasium

Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.