

REMAX
COMMERCIAL

FOR SALE

5705 N. Garfield Ave., A132

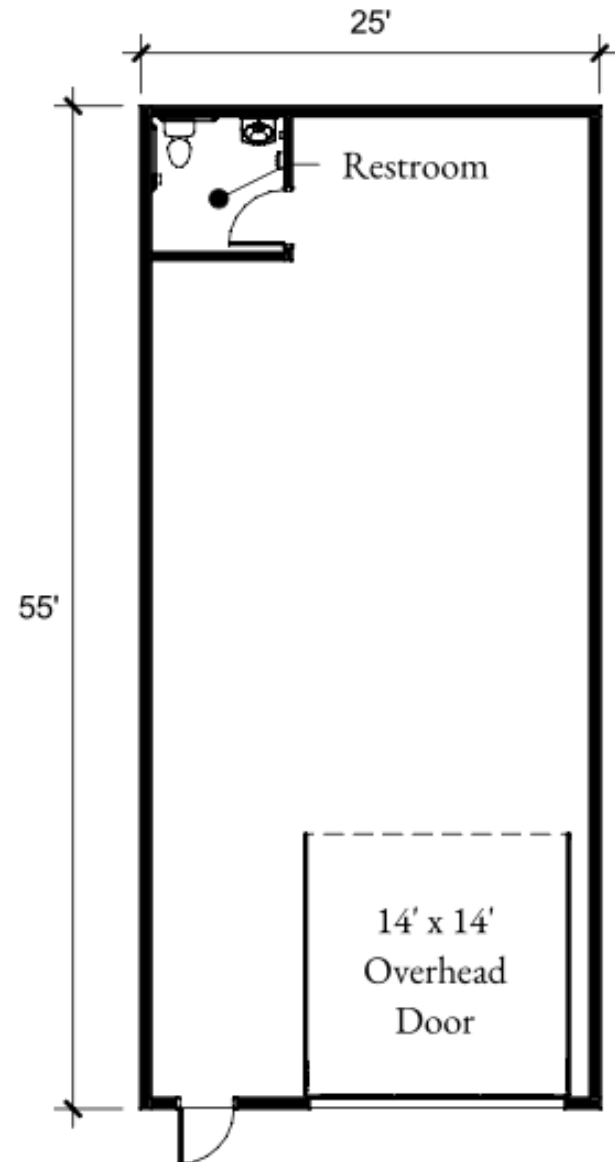
LOVELAND, CO 80538



Turnkey Basketball Training Facility for Sale

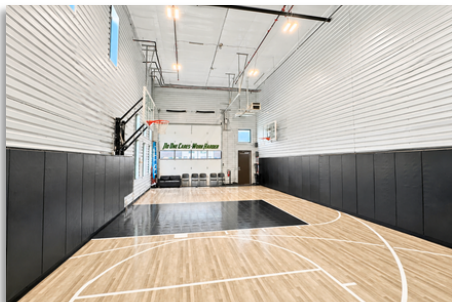
Offering Summary

- Sales Price: \$400,000 (\$290.91 per SF)
- 1,375 SF (25' x 55') turnkey basketball training facility
- Developing Business (B) zoning approved for commercial use
- Turnkey build-out includes hardwood court, hoops, TVs, security cameras, sound system, restroom, storage, and a new \$10,000 shooting machine
- Full climate control with forced-air heating and air conditioning
- Full fire suppression system
- 3-phase, 100-amp electrical service
- 14' x 14' powered overhead door
- 20' clear height
- LED lighting
- End unit with abundant windows and natural light
- Approved for up to 20 occupants
- Wide paved drive aisles – up to 72'
- Two dedicated parking spaces plus adjacent overflow parking



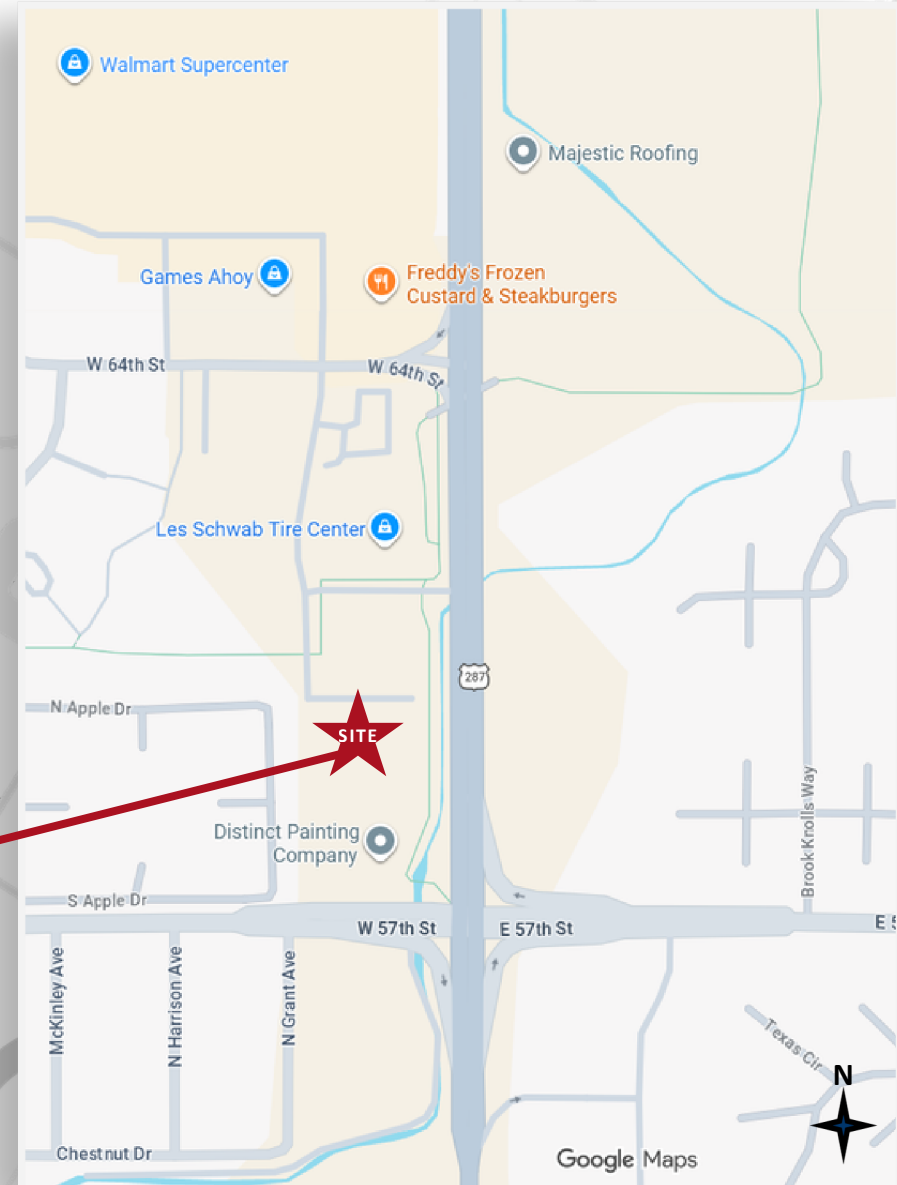
FOR SALE

Site Photos



Executive Summary

REMAX Commercial Alliance is pleased to present the opportunity to acquire a fully operational, turnkey indoor basketball training facility in north Loveland. Previously operated as a successful sports training and rental facility, **5705 N Garfield Avenue, Unit A132** is fully approved for commercial use and includes a complete build-out with premium equipment, allowing for immediate occupancy with minimal additional investment. Its desirable end-unit location, abundant natural light, and flexible layout make it well suited for basketball training, sports performance, fitness, and other specialty recreational uses.





FOR SALE

5705 N. Garfield Ave., A132
LOVELAND, CO 80538

Broker Contact

MICHELLE HICKEY CRAWFORD, CCIM

REMAX Commercial Alliance
(970) 215-7016

Michelle@NoCoMichelle.com

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES BELIVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.