

430 Bimson Avenue, Berthoud, CO 80513

SALE PRICE: \$575,000



**FOR SALE**

TURN-KEY MEDICAL OFFICE

Presented By:

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*AI-generated image used to enhance grass*



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# PROPERTY INFORMATION

430 Bimson Avenue, Berthoud, CO 80513

Main Floor SF	1,708
Basement SF	1,278
Total SF	2,916
Year Built	1979
Lot Size	0.17 AC
Parking	On-site and off-street
Zoning	<a href="#">R3</a>
2025 Property Taxes	\$13,123.67
Available	August 1, 2026



- Standalone Medical/Office building
- Current dental office layout. Could easily accommodate other medical uses or be converted to general office
- ADA compliant ramp and bathroom
- Well maintained building on corner lot with monument signage
- Near Mountain Avenue in the heart of Berthoud
- 4 exam rooms (plumbed for 6)
- 1 private office
- Break area
- Clean and welcoming reception/front-desk area



*FF&E not included*

Located in the heart of rapidly growing Berthoud, 430 Bimson Avenue presents a rare opportunity for medical, dental, or professional office users seeking a turnkey setup in one of Northern Colorado's fastest-growing communities. The property is currently operating as a fully operational dental office with established medical infrastructure already in place. Positioned near downtown Berthoud, the building offers an attractive standalone identity with convenient access to Highway 287 and nearby regional population centers including Loveland, Longmont, and Fort Collins.

The efficient layout features 4 exam rooms and is plumbed for 2 additional exam rooms with minimal reconfiguration. With Berthoud's continued expansion and limited inventory of turnkey medical office product, 430 Bimson Avenue represents a compelling opportunity to establish or expand a practice in a growing Northern Colorado market.

## One of Northern Colorado's Fastest-Growing Communities

Known as the "Garden Spot of Colorado," Berthoud offers a unique combination of small-town charm, strong demographics, and strategic access to Northern Colorado's major employment centers. Ideally located along the Front Range between Denver and Fort Collins, Berthoud has emerged as one of Colorado's most desirable communities for residents and businesses alike.

## Rapid Population Growth

Berthoud continues to experience significant growth, with its population increasing by more than 45% since 2020. The community's expanding residential base, strong household formation, and ongoing development have positioned the town as one of the fastest-growing municipalities in Northern Colorado.

## Affluent Demographics

Berthoud benefits from an affluent and highly educated population, with a median household income of approximately \$111,000 and nearly half of adult residents holding a bachelor's degree or higher. These demographics support strong demand for professional services, healthcare, and local businesses.

## Strategic Northern Colorado Location

Located along Highway 287 and within easy access of Interstate 25, Berthoud provides convenient connectivity to major regional destinations including:

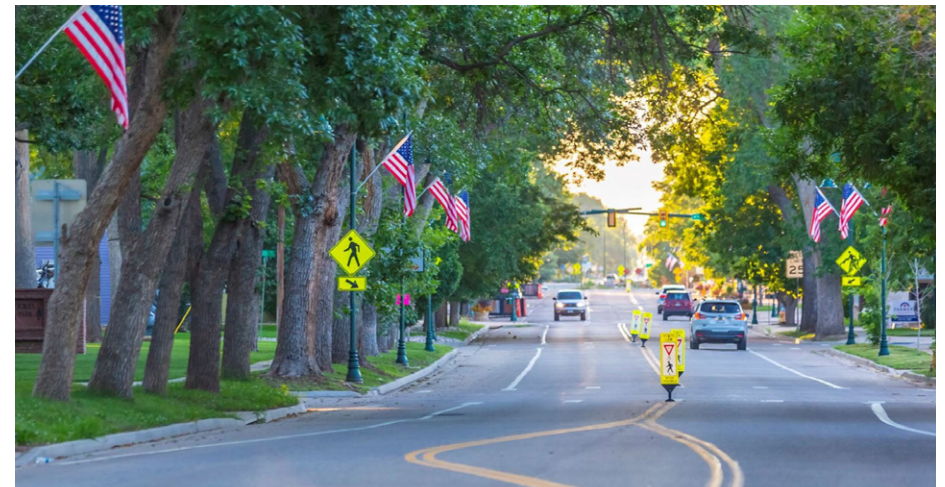
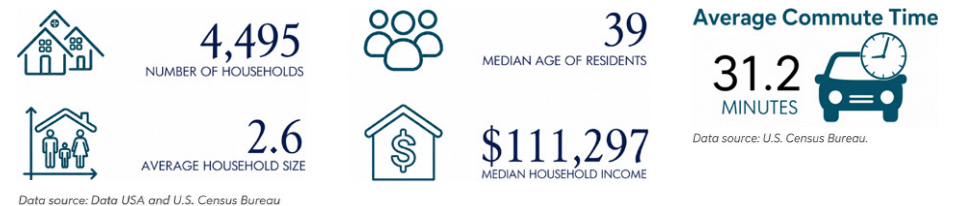
- Loveland – approximately 10 miles north
- Longmont – approximately 10 miles south
- Fort Collins – approximately 25 miles north
- Denver Metro Area – approximately 45 miles south

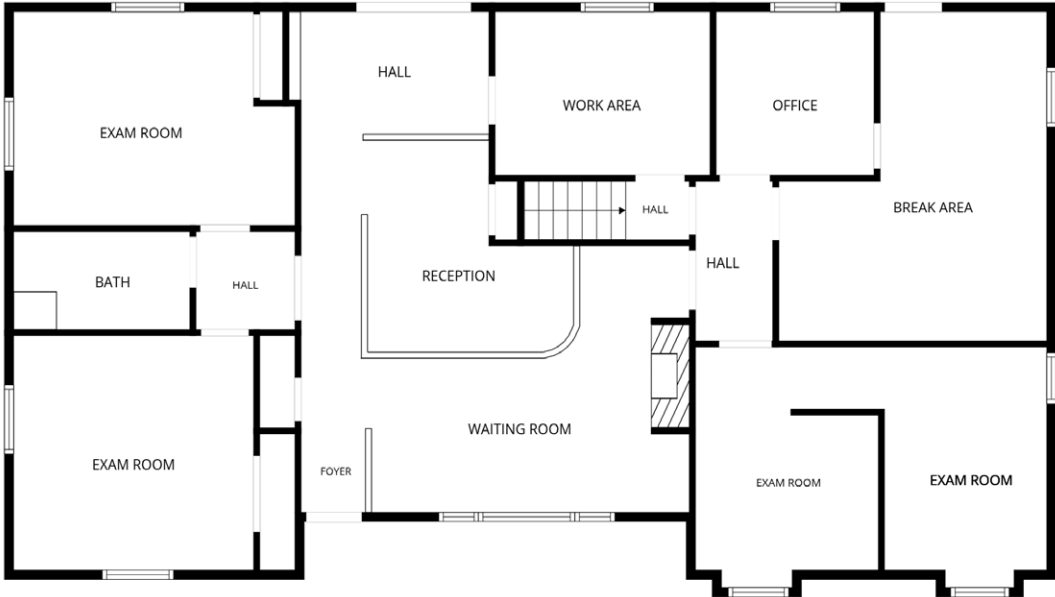
The town sits within the heart of Colorado's rapidly expanding Front Range corridor, providing access to a large regional workforce and consumer base.

## Growing Demand for Medical & Professional Services

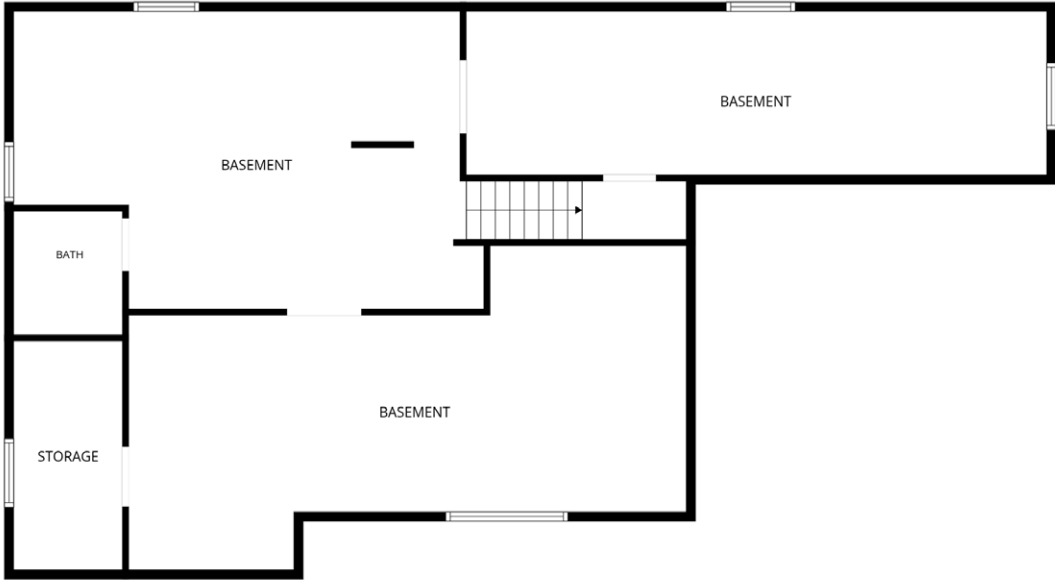
As Berthoud's population continues to expand, demand for healthcare, dental, and professional office services continues to grow.

The community's strong demographics, increasing residential density, and limited supply of turnkey medical office space create an attractive environment for owner-users and investors seeking long-term growth opportunities.





1st floor



Basement



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