

F O R S A L E
1397 Cottonwood Street, Broomfield, Colorado



Mike DePalma
720 598 6043
mdepalma@creginc.com



EXECUTIVE SUMMARY

The Cottonwood House offering is a modern group home facility located in central Broomfield just minutes from Commons Park and Open Space. The three-level building, as currently configured, offers 8 private bedrooms with a Jack & Jill restrooms, Group kitchen and great room, a 2-bedroom managers apartment, an “weekender” guest room with private bath, laundry on both floors and a huge basement for offices, storage, recreation and more. There is an attached two car garage and beautiful landscaped grounds. The building is ready for an elevator with an existing shaft common to all three floors in addition to multiple staircases.

The space is a great fit for senior living, group housing, adult daycare, assisted living, care for those with intellectual disabilities or even modern co-operative living. The location caters to the growing local population of Broomfield, with convenient access to Denver, Boulder, Superior, Louisville, Lafayette, Longmont, Westminster, Northglenn and Thornton. The adjacent Grove at Cottonwood broke ground in July offering 40 new units of supportive housing next door. The property is currently vacant and available excepting a short term care taker arrangement and month to month construction office lease. All transaction structures will be considered prioritizing a quick fee simple sale.

THE PROPERTY

Price: **\$2,200,000**

Address: 1397 Cottonwood St, 15251 W 76th Dr,
Broomfield, CO 80020

Size: 9,391 SF on 18,921 SF lot

Taxes: Unknown due to Sellers Tax Exempt Status

Year Built: 2012

Zoning: R-I

Website: [Click Here](#)

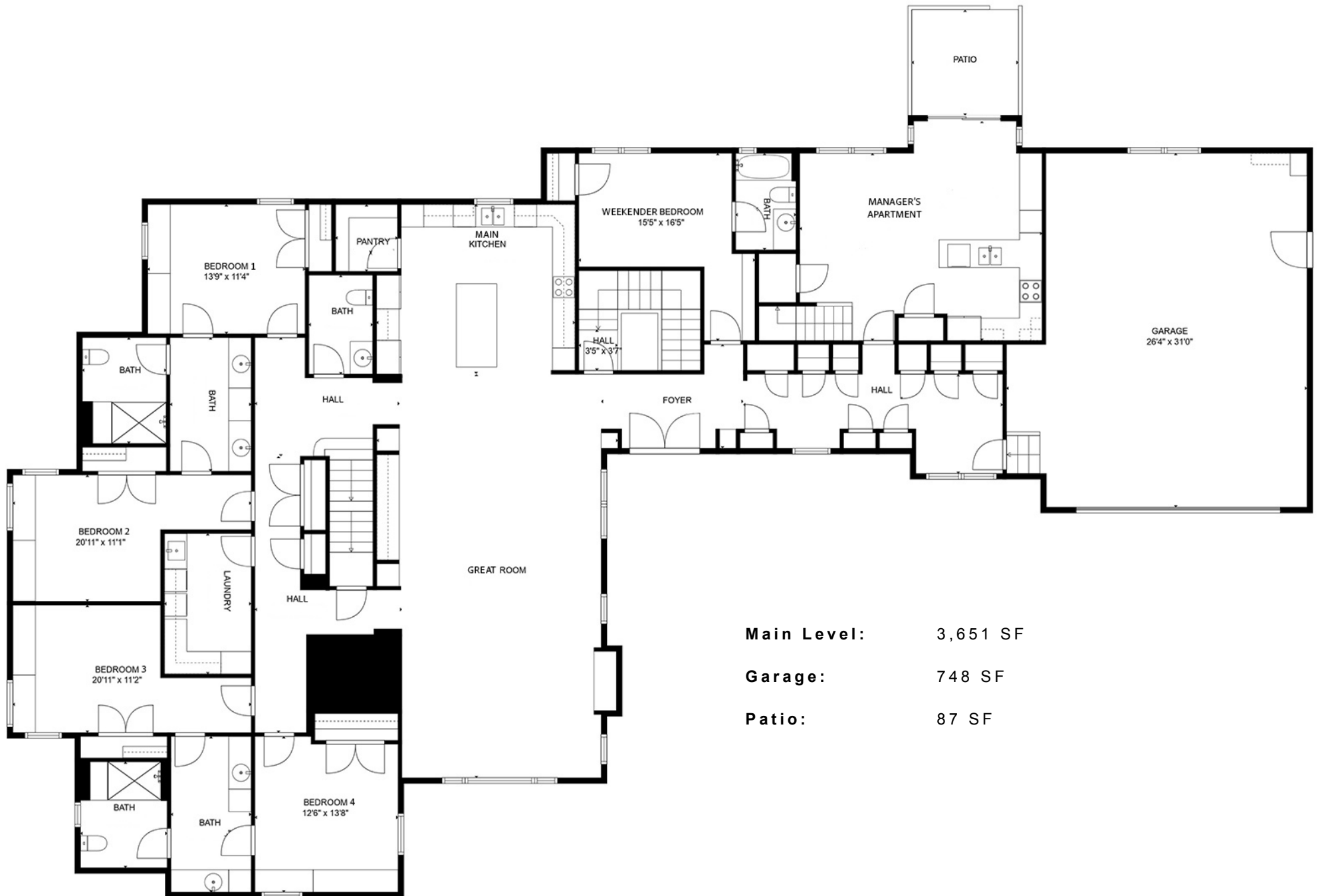


Great Room



Manager's Apartment

FLOOR PLAN - MAIN LEVEL

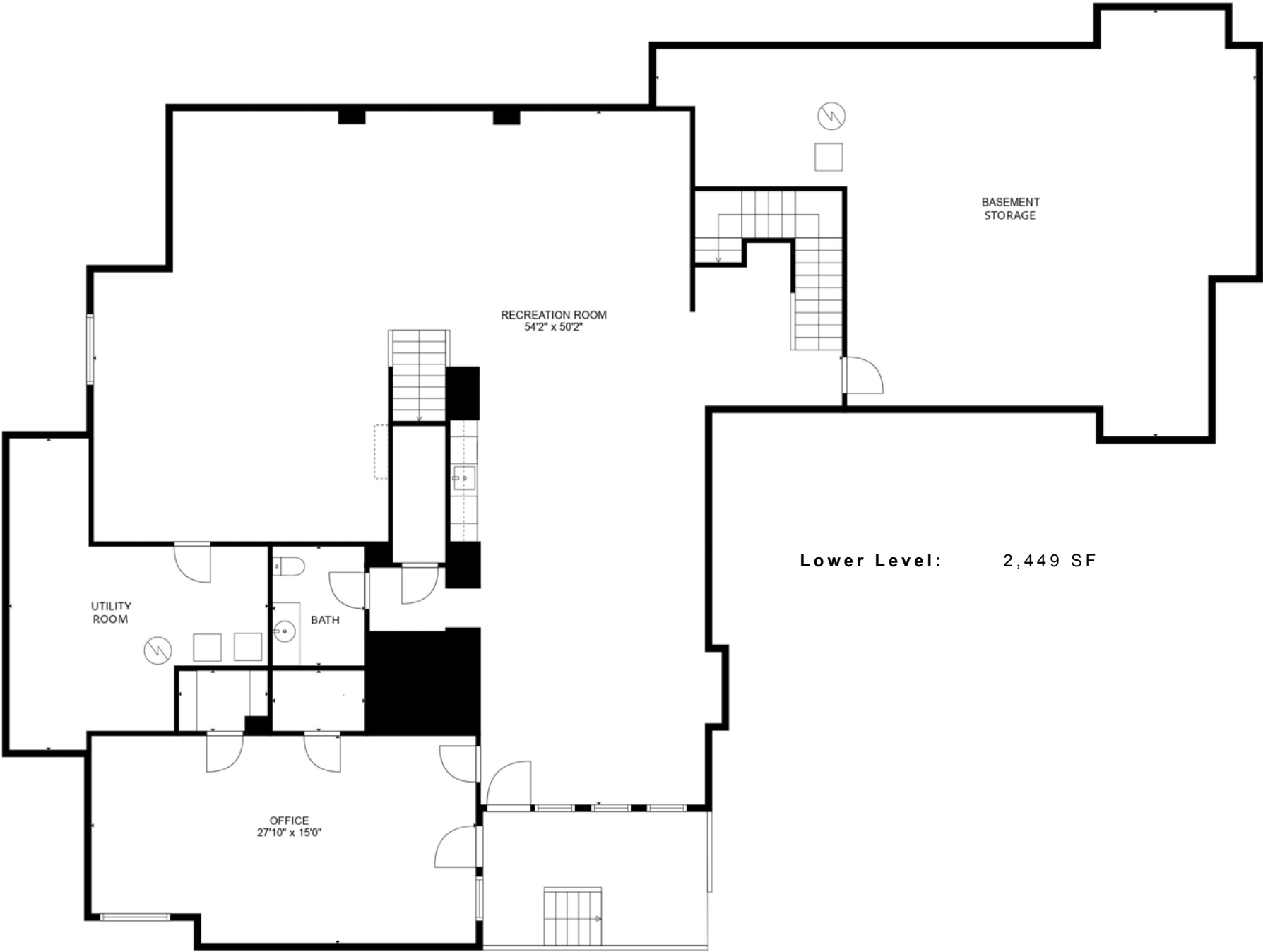


FLOOR PLAN - UPPER LEVEL



Upper Level: 2,492 SF

FLOOR PLAN - LOWER LEVEL



LOCATION



DEMOGRAPHICS



POPULATION

1 Mile: 10,916
3 Mile: 79,834
5 Mile: 208,891



DAYTIME POPULATION

1,674
30,386
93,405



HOUSEHOLDS

3,970
31,509
85,937



AVG. HH INCOME

\$189,431
\$164,923
\$150,422





Kitchen / Great Room



Laundry



Lower Level



CONTACT:

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