

### **Investment Opportunity**

Colliers International is pleased to offer the real estate of a former district school, which served the local student population.

The former school real estate offers a an opportunity for a new organization seeking a new location to expand or for any religious organization, vocational college, assisted living facility, senior living facility or office looking for a new location. The location offers a redevelopment opportunity ideal for many different property types.

# The subject offering provides buyers the following benefits:

- > The property is located in an ideal area with picturesque mountains and a water park accessible in the spring and summer.
- > The property features more than 115 parking spaces, baseball and softball fields, and two storage units on site.

## **Property Highlights**

- > Generator, which powers entire building
- > A new boiler installed in 2018
- > Many classrooms feature bathrooms
- > Keyless entry system
- > All classrooms have window AC units

- > There are two storage units onsite
- > Property is fully wired for internet access.
- > There are in excess of more than 115 parking spaces.
- > Septic system

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