



Building Size
10,260 SF

Sale Price
\$3,300,000
*Lease Details Available
Upon Request*

**120 W OLIVE STREET
FORT COLLINS, CO 80254**

**OWNER / USER
INVESTMENT OPPORTUNITY**

OWNER / USER INVESTMENT

FULLY RENOVATED RESTAURANT / RETAIL AND PROFESSIONAL OFFICE SPACE IN OLD TOWN

- Ground Floor - 100% Leased (Long Term Leases)
- 1st Floor:
 - 100% Leased
 - 2 Restaurants: 4,995 SF
 - Dae Gee Korean BBQ
 - Uno Mas Taqueria
- 2nd Floor:
 - Up to 5,184 SF Available
 - 100% Renovated
 - Ready for Immediate Occupancy
- 2nd Floor Office User will be 51% Occupied for Financing Purposes

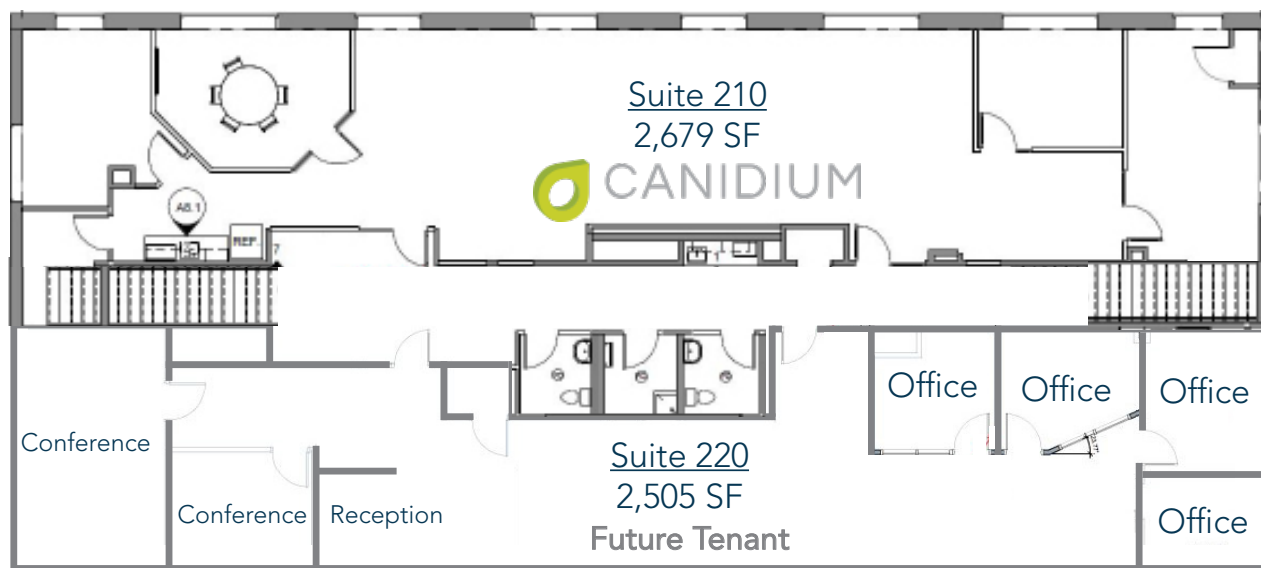


FLOOR PLAN

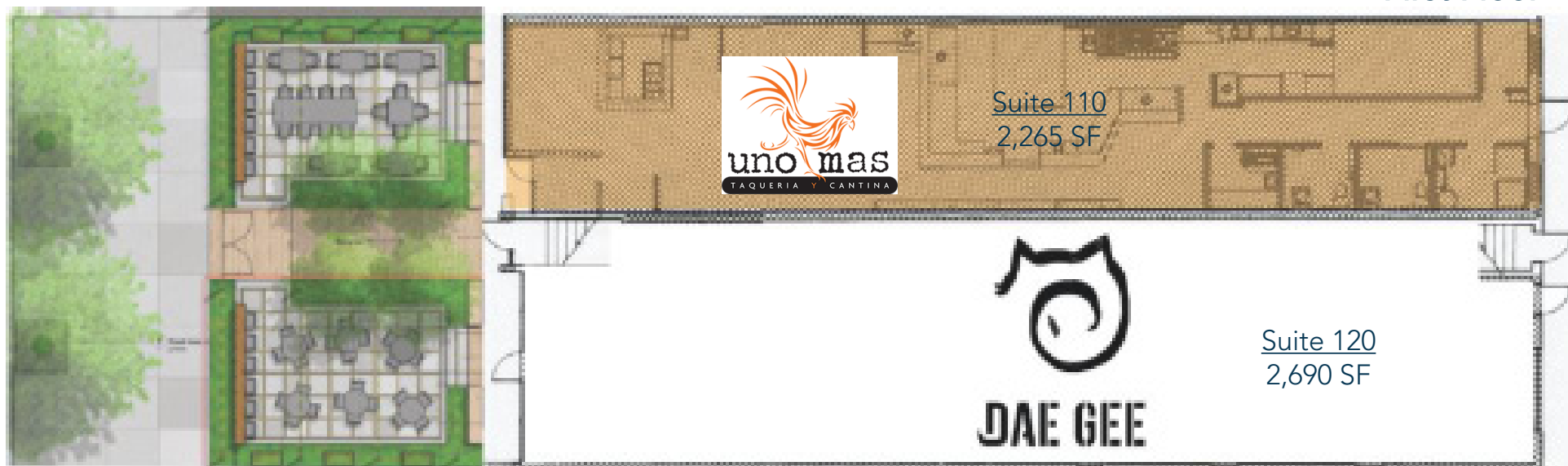
PROPERTY FEATURES

- Fully Renovated - Downtown Core Asset
- New Roof, HVAC, and South Facing Patios
- Added Exterior Windows
- Upgraded Electrical, Grease Trap/Sewer
- Full Restaurant Infrastructure
- Adjacent to Downtown Development Authority
 - Alleyway Enhancement - Coming Spring 2021
- Offsite Parking Agreement Available with Adjacent Property Owner

Second Floor



First Floor



CURRENTLY LEASING OFFICE? BECOME AN OWNER-USER

WHAT MAKES THIS BUILDING A GREAT OWNER-USER INVESTMENT OPPORTUNITY?

1. 2nd Floor Office User Occupies Over 51% of the Building, which qualifies you for SBA Financing
2. Historically low SBA financing rates....2.39%, fixed for 25 years, with only 10% down.*

PURCHASE PRICE ASSUMPTION	
PURCHASE PRICE	\$3,300,000.00
SBA QUOTED RATES	
LOAN %	90%
INTEREST RATE	2.39%
TERM (YRS)	25
FIXED INTEREST RATE	25 YEARS
MONTHLY DEBT SERVICE	\$13,159.99
ANNUAL DEBT SERVICE	\$157,919.82
LOAN AMOUNT	\$2,970,000.00

COSTS TO OWN BUILDING & OCCUPY 2ND FLOOR	
COSTS TO OWN BUILDING	
BUILDING EXPESES (2021 BUDGETED NNN)	\$109,602.59
DEBT SERVICE	\$157,919.82
TOTAL EXPENSES	\$267,522.41
REVENUE - FROM RESTAURANTS	
RESTAURANT RENT REVENUE	\$156,255.00
RESTAURANT NNN EXPENSES	\$53,563.55
TOTAL REVENUE	\$209,818.55

* quoted by Lender: January 2021. Subject to Buyer securing financing terms from their lender.

YOUR NET COST TO OCCUPY 2ND FLOOR (5,184 SF)	\$57,703.86
NET OCCUPANCY COST / SF	\$11.13
EFFECTIVE BASE RENT / SF (OCCUPANCY COST - NNN)	\$0.32

What does all of this mean? You can occupy 5,184 SF, charging yourself an effective base rent of \$0.32/SF



* figures approximate, for demonstration purposes only

WEST OAK ALLEY RENOVATION PROJECT

COMMENCING MARCH 2021

The Downtown Development Authority (DDA) Alley Master Plan is a long term plan to tap into the potential for enhanced pedestrian connections, improve drainage, trash and recycling as well as creating opportunities to create festive spaces that feature unique lighting, painting, art installations and seating. The Conceptual Design Phase is still in progress and the DDA anticipates construction plans for the West Oak Alley to start March 2021.



120 W OLIVE ST.

UNO MAS TAQUERIA

DAE GEE KOREAN BBQ
Dae Gee Korean BBQ

JAY'S BISTRO
Jay's Bistro

ACE HARDWARE

JOY ORGANICS

BRAND SPANKING NEW
THRIFT STORE

CHOICE CITY BUTCHER
Armstrong Hotel
ARMSTRONG HOTEL



JOSH GUERNSEY / GREG ROEDER / JAKE ARNOLD

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Property Photos



Second Floor
Office Space



First Floor
Uno Mas
&
Dae Gee



PARKING DETAIL

Private Parking

Parking agreement available with adjacent property owner. Up to 8 dedicated parking spaces available

Additional Public Parking Options

-Street Parking

Abundance of timed and untimed Street Parking immediately adjacent to property

-City Lots

4 City owned paid parking lots/parking structures (located within 3 blocks)



RESTRICTED PARKING

- 15-30 min
- 1 hr
- 2 hr
- Permit Only

MAX Stations

Parking Structure

Parking Lot

Downtown Transit Center

MAX

Pace Bike Share

RP3 Zones - Permit Required

Old Town Square Walking Area

Residential Parking Only 2-Hour Parking Permitted

Accessible Parking

Lots/Structures Cost & Restrictions

- Civic Center Parking Structure: \$1/hr., permit
- Old Town Parking Structure: \$1/hr., permit
- Firehouse Alley Parking Structure: \$1.50/hr., permit, hotel
- Jefferson Lot: Free, Permit
- Oak/Remington Lot: 2 hr., Permit
- Olive Lot: Permit
- Mason Lot: \$1/hr., Permit
- 215 Mason Lot: 2 hr.
- City Hall Lot: 2 hr.



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