



Building Size

10,260 SF

Sale Price

\$3,400,000

Full Offering Memorandum
Available Upon Request

Proforma Cap Rate

6.88%

INVESTMENT OR OWNER / USER OPPORTUNITY

NEWLY REMODELED RESTAURANT / RETAIL AND PROFESSIONAL OFFICE SPACE IN OLD TOWN

- 2 First Floor Restaurant / Retail Suites
- 2 Second Floor Office Suites
- Large Windows Throughout for Abundance of Natural Light
- Walking Distance to All Downtown Amenities
- Ample Parking within One-Block Radius
- High Visibility Building Signage Available
- Ability to Expand Across the Hall
- 100% Current Occupancy

120 W OLIVE STREET
FORT COLLINS, CO 80254

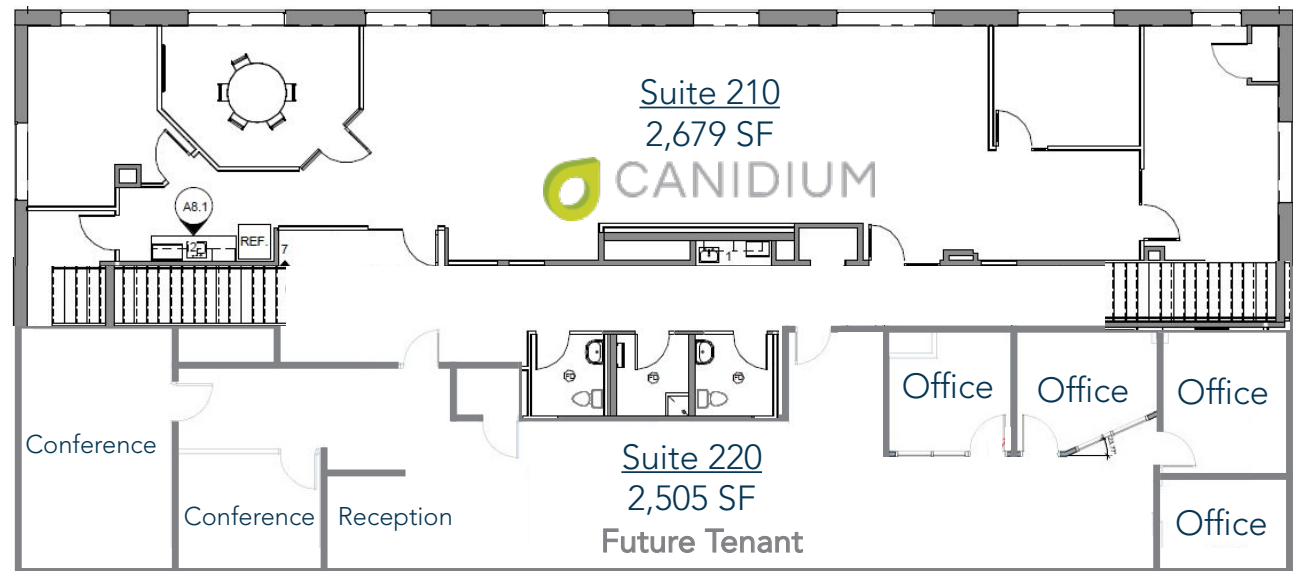


FLOOR PLAN

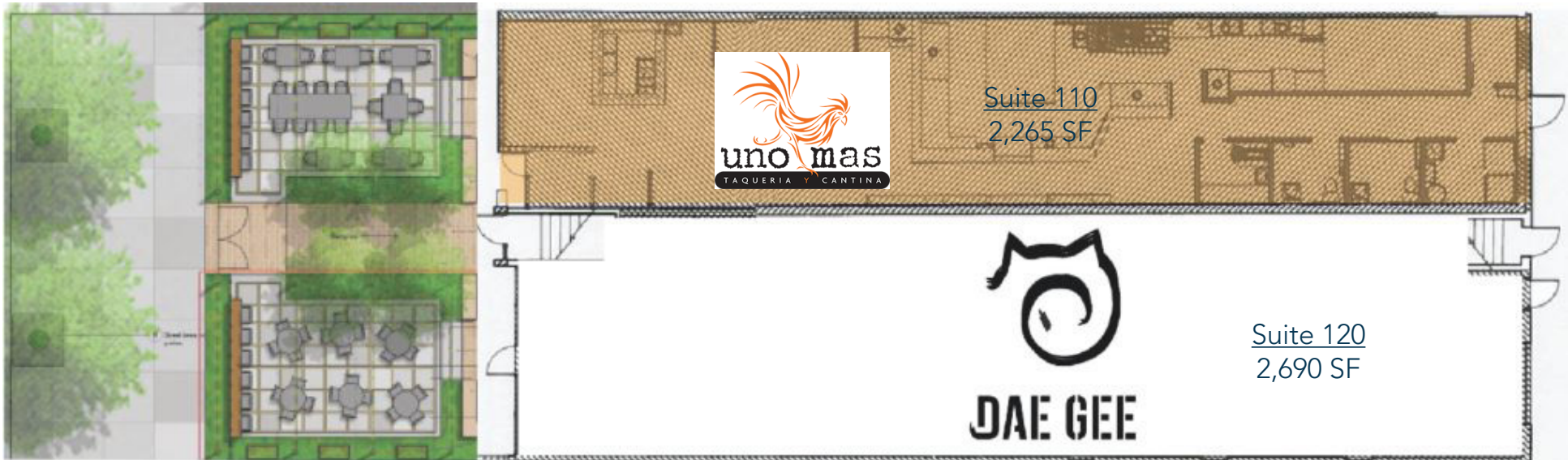
PROPERTY FEATURES

- New Roof, HVAC, and South Facing Patios
- Added Exterior Windows
- Upgraded Electrical, Grease Trap/Sewer
- 100% Interior Remodel - 2nd Floor Office
- Newly Constructed Restaurant Space including Hood System and Chase
- Downtown Development Authority - Alley Enhancement Coming in 2021

Second Floor



First Floor

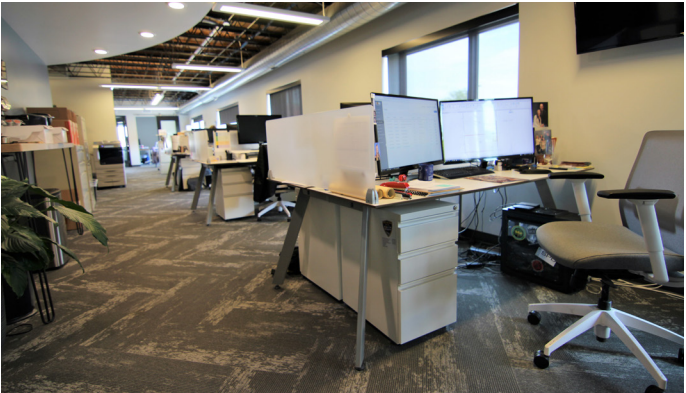


BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT

JOSH GUERNSEY / GREG ROEDER / JAKE ARNOLD

120 W Olive Street Suite 220, Fort Collins, CO 80524 • 970-632-5050 • www.waypointRE.com

Property Photos



Second Floor Office Space



First Floor Uno Mas & Dae Gee

FORT COLLINS PARKING EXHIBIT

120 W Olive Parking

-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)

-Private Parking

Potential to continue current agreements with adjacent property owners for dedicated parking close to the property.



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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120 W OLIVE STREET



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