

221 JEFFERSON STREET
FORT COLLINS, CO 80524



Building Size

8,450 SF

Sale Price

\$2,095,000

First Floor Retail / Office: 4,000 SF | Residential Loft: 4,000 SF | Detached Studio: 450 SF
**all square footage is approximate*

HIGH VISIBILITY MIXED USE BUILDING SURROUNDED BY AMENITIES IN THE HEART OF OLD TOWN

- High Storefront Visibility in Highly Sought After Section of Old Town
- Large Windows Throughout for Abundance of Natural Light
- High Ceilings Throughout
- 8 Designated Alley Parking Spaces
- Two Office / Retail Tenants on First Floor
- Residential Penthouse on Second Floor
- Detached Studio / Flex Office



OFFICE / RETAIL PHOTOS



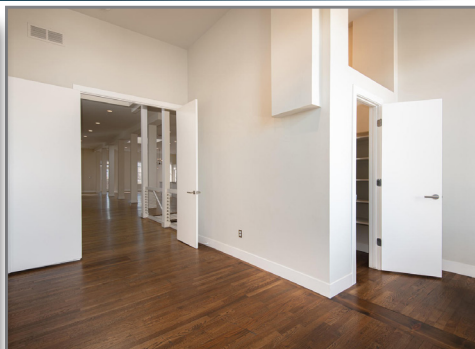
Retail suite features approx. 1,000 SF of nicely appointed space with an open floor plan, private entrance & back office.



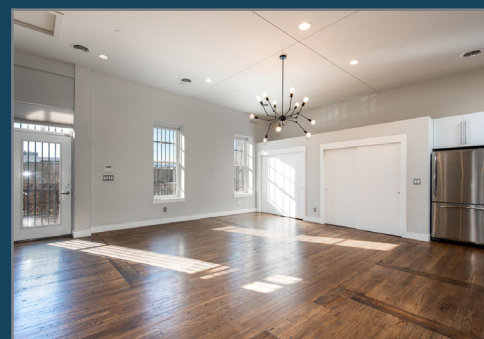
The currently vacant office / retail space features approximately 3,000 SF with an open floor plan, conference room, private restrooms, shower, kitchenette, storage space, and gated patio facing the beautifully renovated Old Firehouse Alley



PENTHOUSE PHOTOS



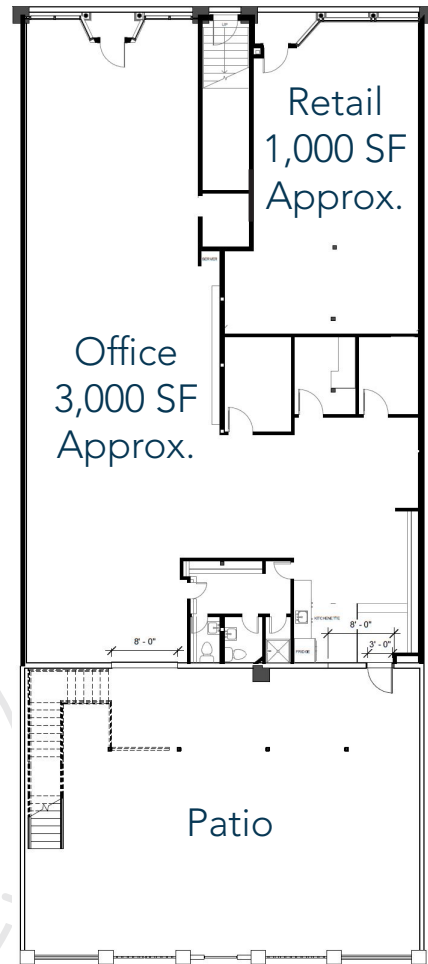
- One-of-a Kind Luxury Old Town Loft
- 5 Bedroom / 3 Bathroom
- Oversized Kitchen and Family Room
- Open Floor Plan
- Two Entrances
- Private Deck Facing Old Town Square



FLOOR PLAN

Jefferson Street

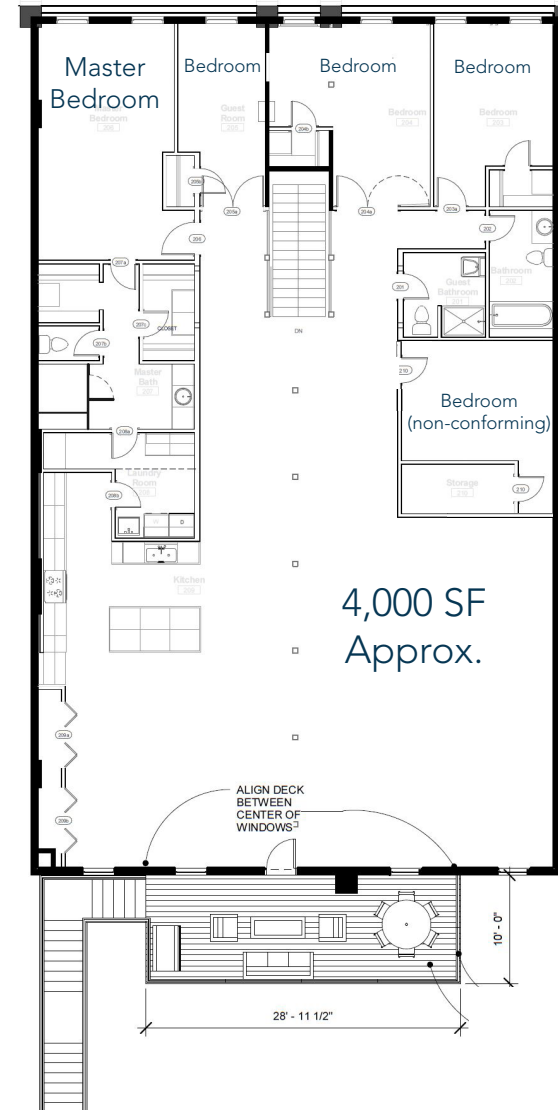
First Floor



Designated Building
Parking for 8 Spaces

Detached
Studio

Second Floor



Old Firehouse Alley



450 SF DETACHED STUDIO AND PARKING



PARKING LOT ACCESSED VIA OLD FIREHOUSE ALLEY

APPROX. 150 SF DETACHED STUDIO



INTERIOR OF DETACHED STUDIO



221 JEFFERSON STREET



Information contained herein is not guaranteed. Potential land purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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