



Building Size

3,730 SF

Lease Rate

\$8.50 / SF NNN

without yard

\$9.50 / SF NNN

with yard

NNN Rate

\$4.69 / SF

Utilities Included

Sales Price

\$795,000

Price / SF

\$213.14 / SF

PRIME RETAIL SPACE BETWEEN DOWNTOWN AND I25

- High Visibility Retail Building Signage
(30,996 VPD - City of Fort Collins 2015)
- Quick Access to Interstate 25 and
Downtown Fort Collins
- Large Designated Parking Lot
- Open Floor Plan
- Fenced Storage Land Negotiable

3006 E MULBERRY STREET
FORT COLLINS, CO 80524



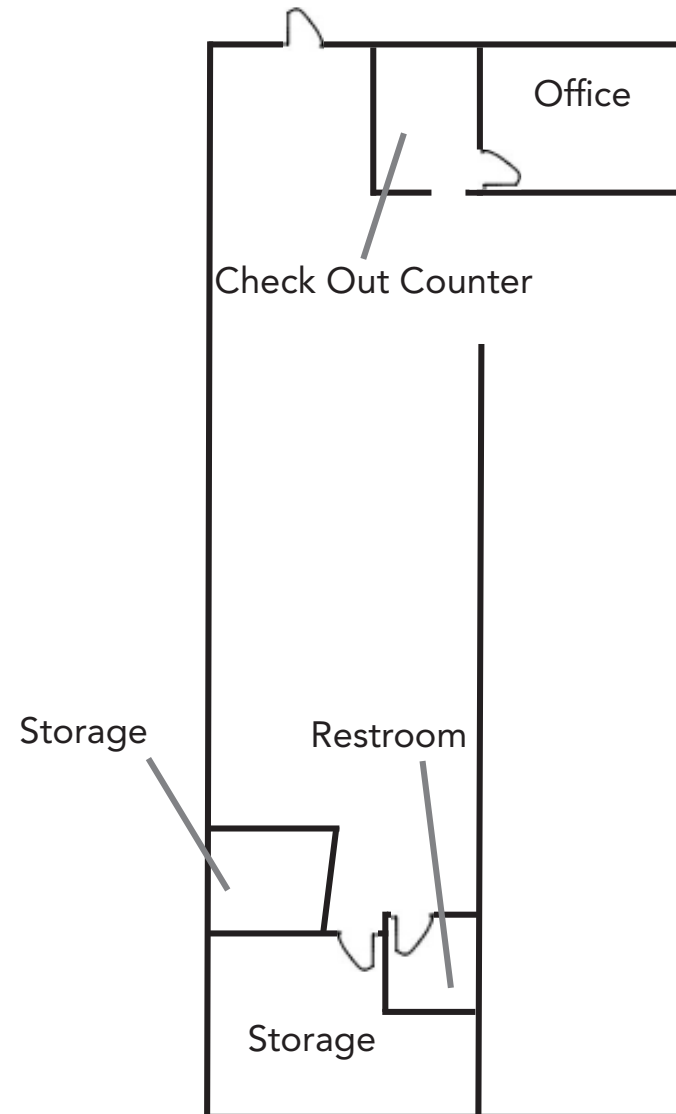
Property Photos



FLOOR PLAN

Mulberry Street

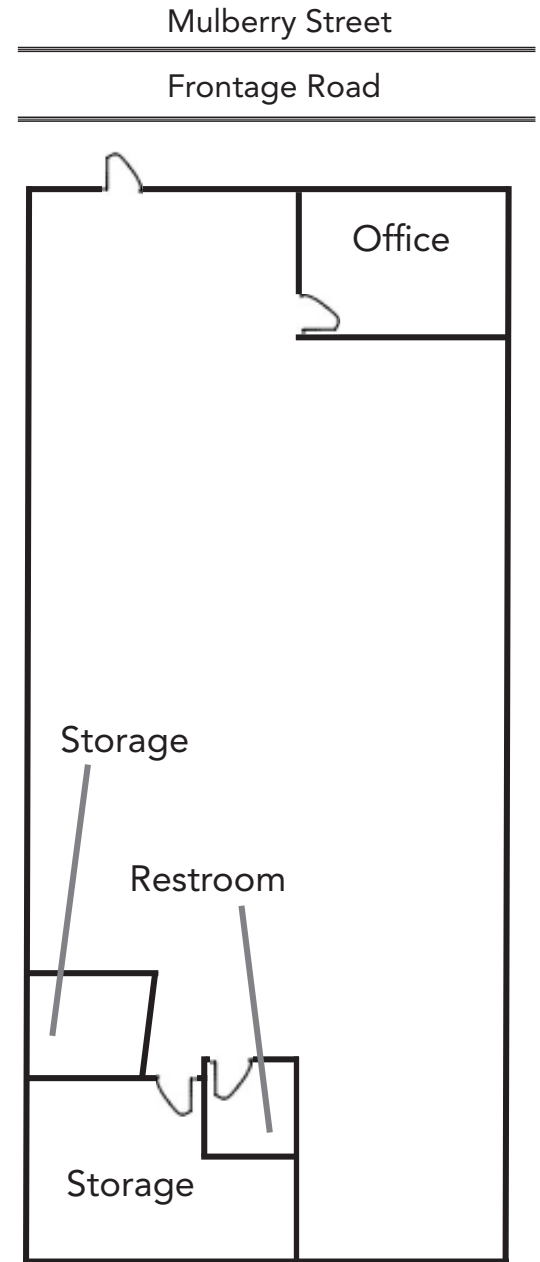
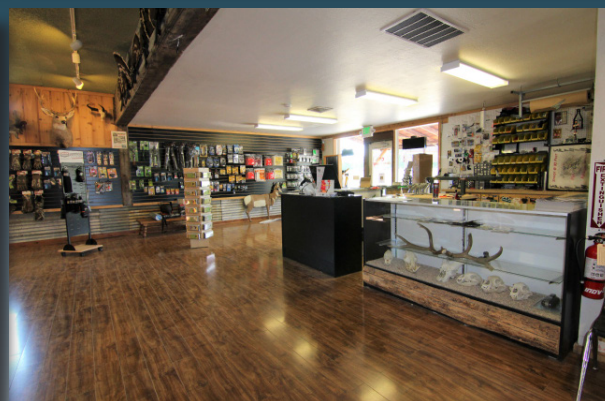
Frontage Road



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.

ADDITIONAL PROPERTY PHOTOS

ALTERNATE FLOOR PLAN

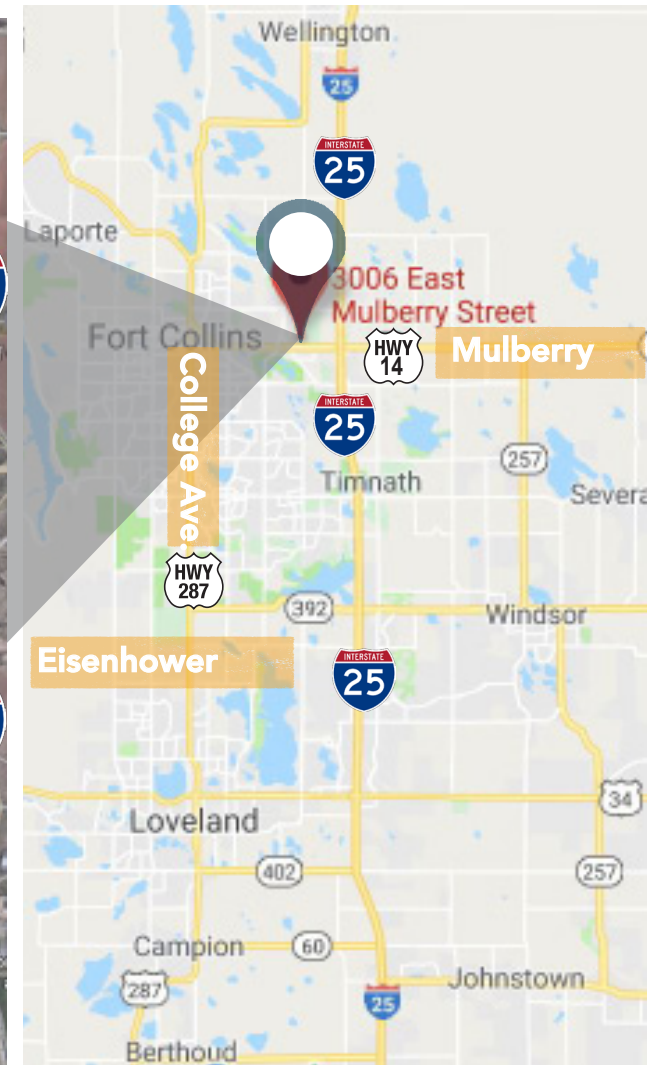
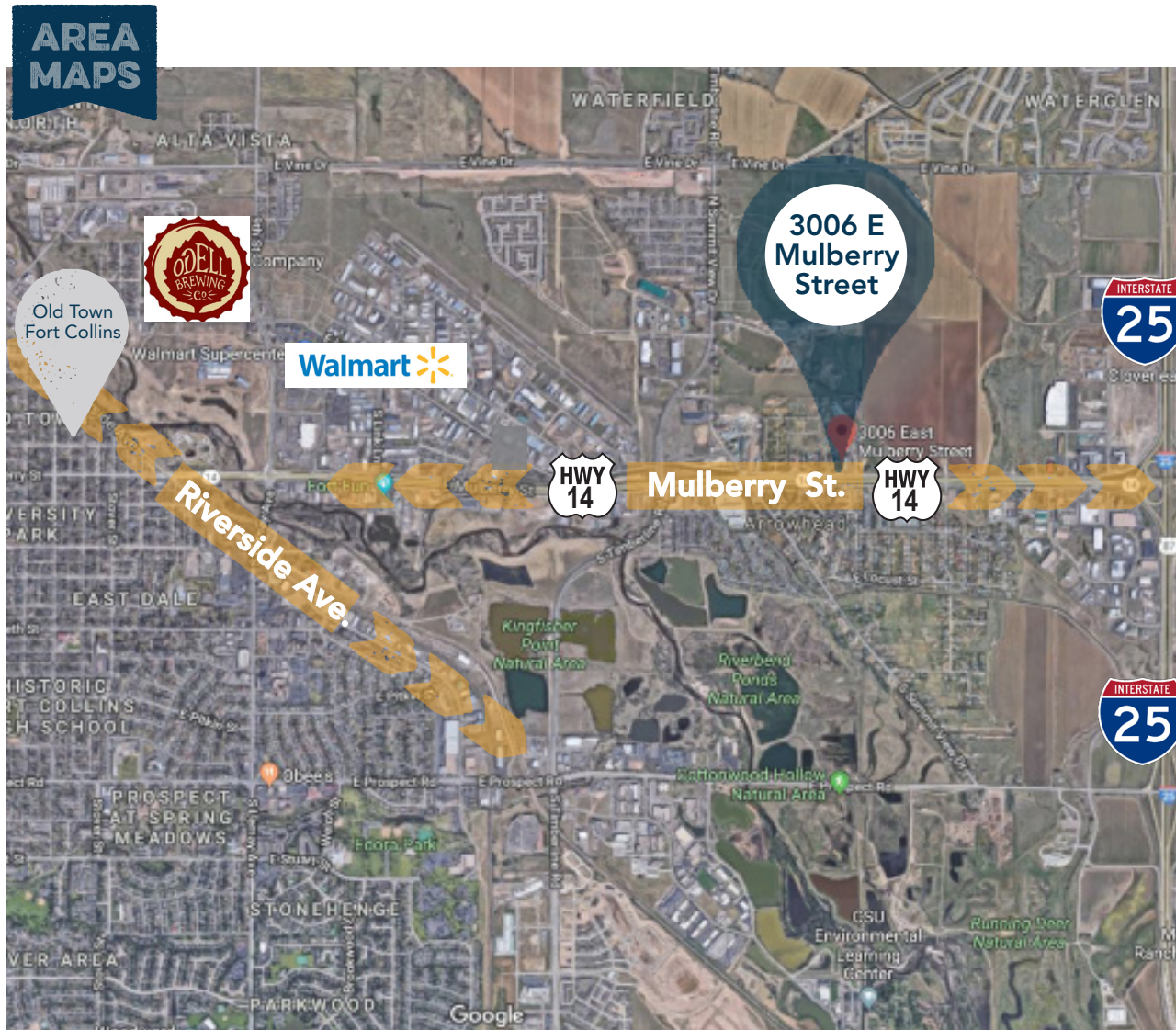


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