

Building Size

6,448 SF *(per assessor)*

Sale Price

\$1,275,000.00
(\$197/SF)

DOWNTOWN DISTRICT ZONED BUILDING FOR SALE IN FORT COLLINS

**ON-SITE PARKING INCLUDED
SEE AERIAL PHOTO ON PAGE 4**

- Individual office spaces, open work rooms, conference rooms, meeting rooms, two kitchenettes, fully finished basement space and multiple private restrooms
- Incredibly well located near Old Town Fort Collins
- Includes 28 paved, marked parking spots
- Upcoming lease availability - ideal for owner/user opportunity



PROPERTY DETAILS

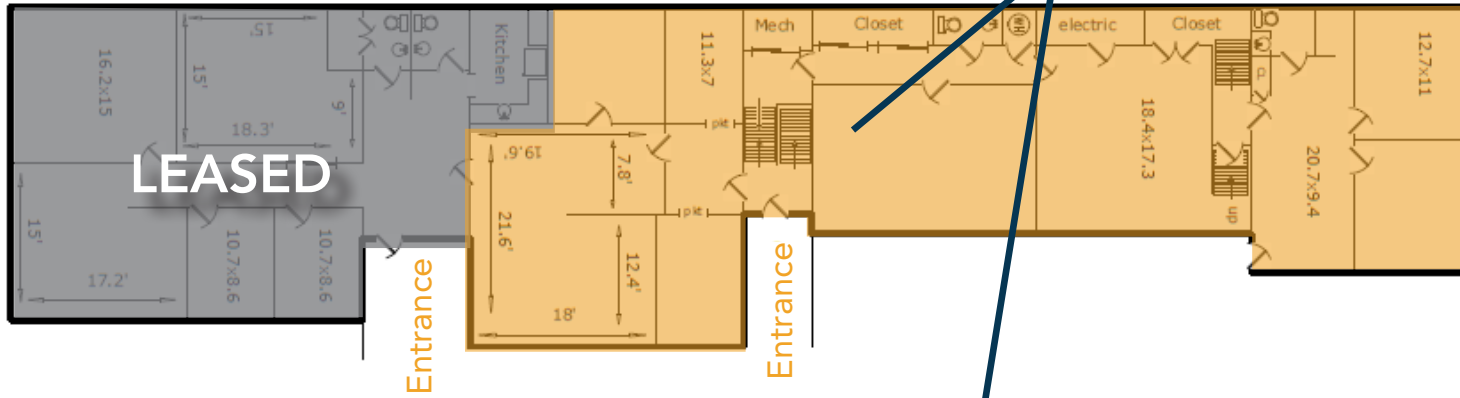
- Zoned D - Downtown District
 - 28 paved, marked parking spaces
 - 5,245 SF multi-level building
 - 1,203 SF finished lower level
 - 2 Parcels:
 - (1) 97114-26-011 (9,500 SF)
 - (2) 97114-26-019 (7,795 SF)
- Total Site Size: **17,295 SF**



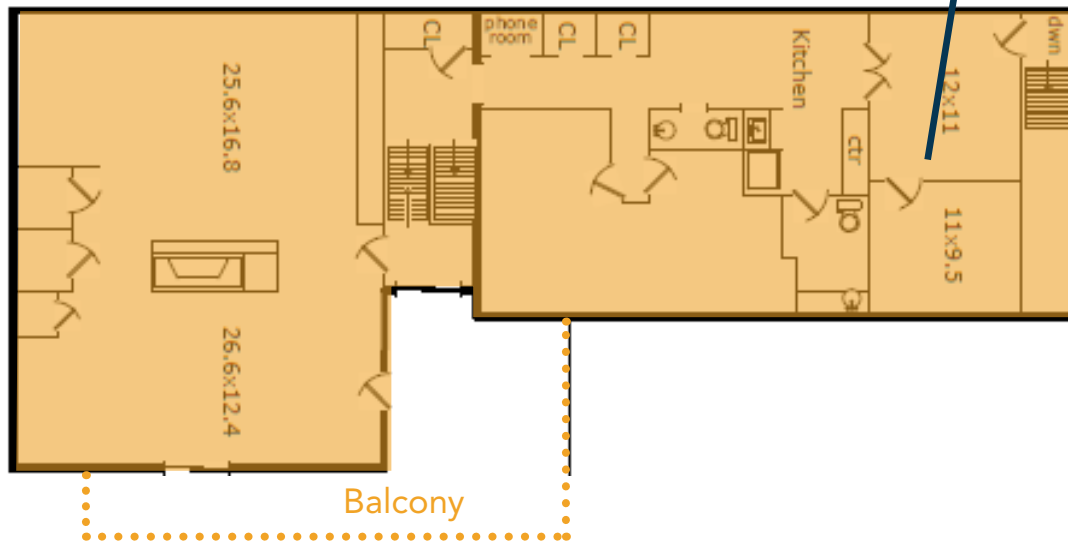
FLOORPLAN

AVAILABLE FOR LEASE 11/1/24

First Floor

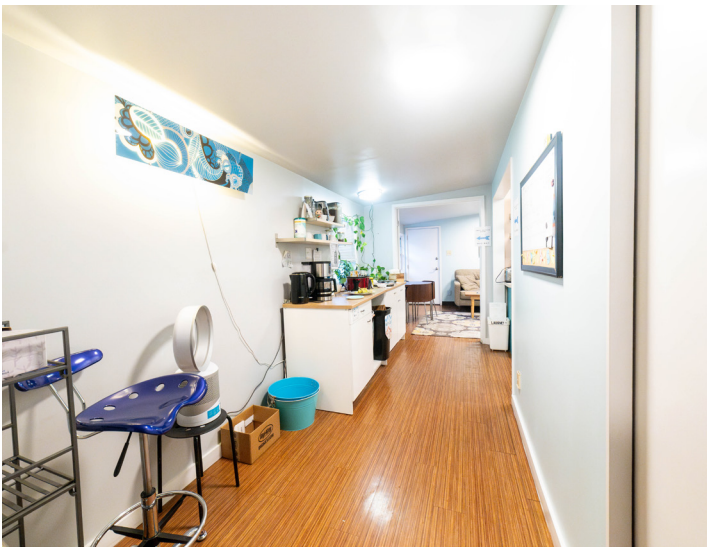


Second Floor



Upper Level/
Bi-Level

PROPERTY PHOTOS



AREA MAP



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