



Suites 103 & 105

5,095 SF

Sale Price:

\$1,275,000
(\$250.00/SF)

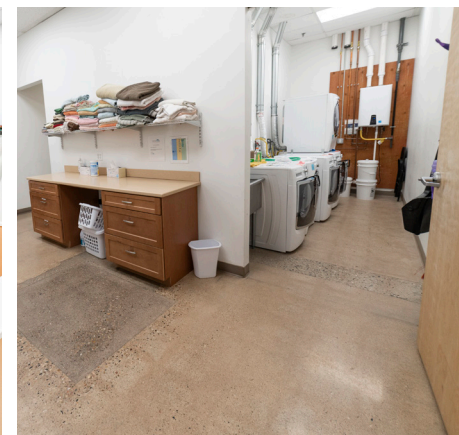
1606 S LEMAY AVE
SUITES 103 & 105
FORT COLLINS, CO 80525

TWO OPEN LAYOUT RETAIL/OFFICE SUITES FOR SALE - CENTRALLY LOCATED IN FORT COLLINS

- Units offer plenty of open space, 3 offices, multiple private restrooms including one ADA-compliant shower, kitchen, dining area, and washer and dryer hookups
- Located at the intersection of S Lemay Ave. and E. Prospect Rd., surrounded by restaurant & retail amenities
- Building signage available
- Ample onsite parking
- Attractive partial seller carry terms available - see p. 4 for details



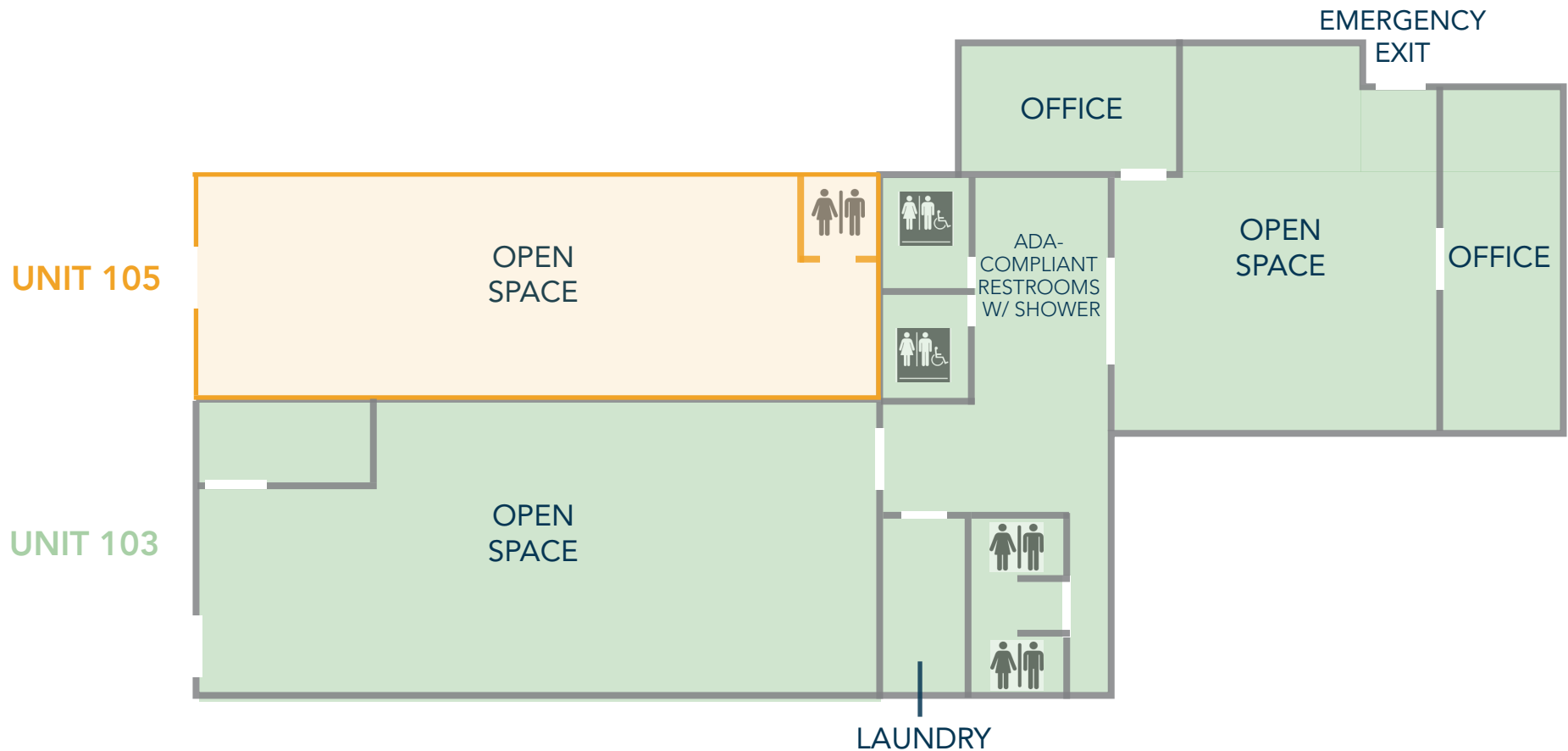
SUITE 103



SUITE 105



FLOORPLAN



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.

SELLER CARRY TERMS COMPARISON

SBA Loan

Total Projected Monthly Payment	
1st Mortgage Loan:	\$4,678.55
SBA 2nd Mortgage Loan:	\$3,630.94
Total Monthly Payment:	\$8,309.49

- ONLY allows for an owner-occupant
- Estimated loan payment of \$8,309.49/month
- Loan fees approximately \$34,789.28

VS.

Partial Seller Carry Loan

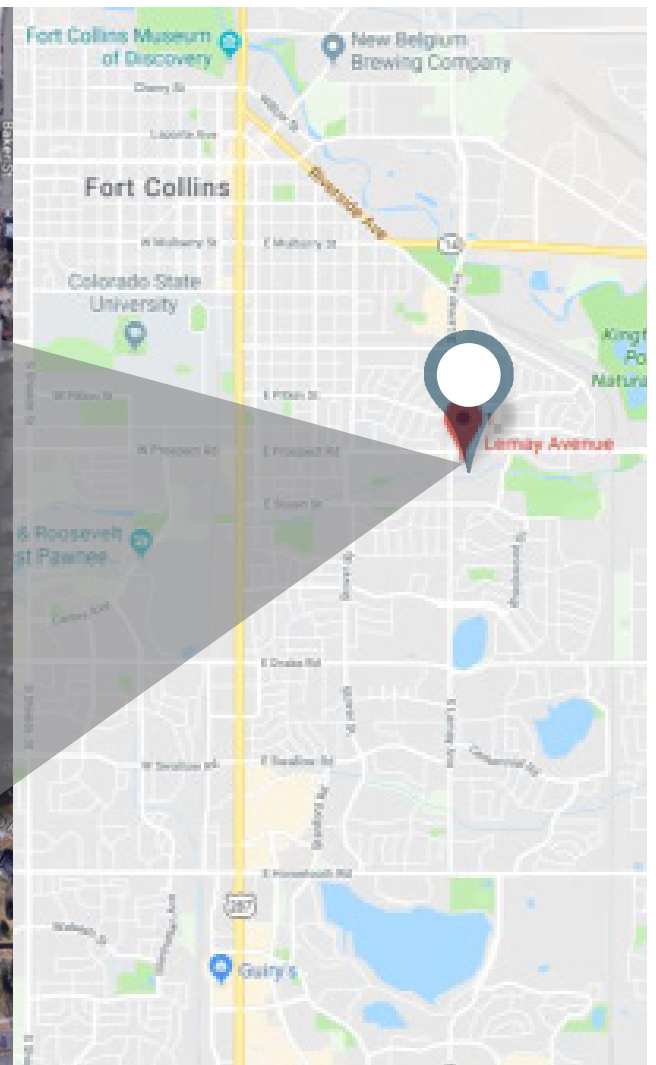
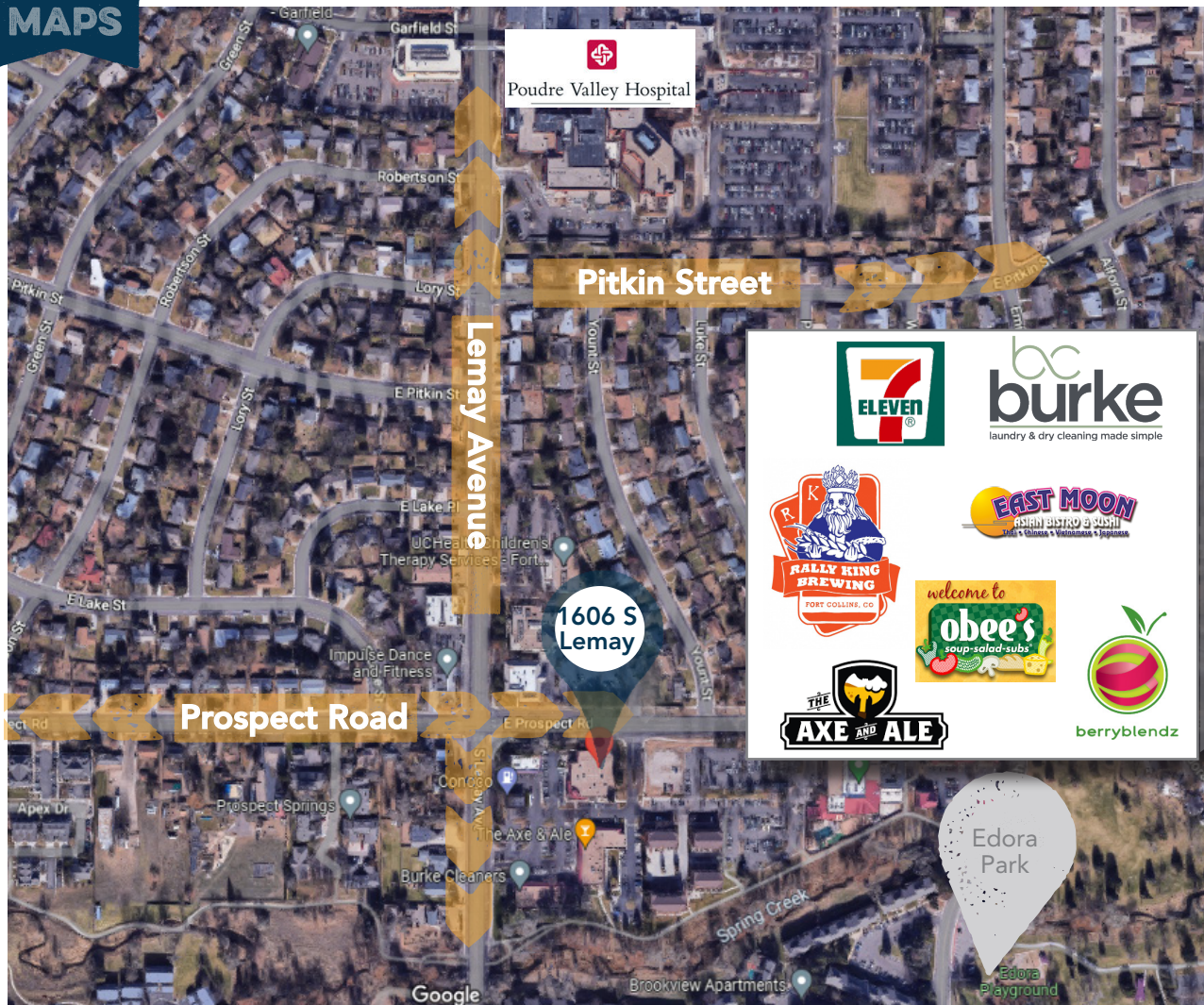
Total Projected Monthly Payment	
Owner Carry Loan Payment:	\$847.88
Bank Loan:	\$6,479.83
Total Monthly Payment:	\$7,327.71

- Allows for an owner-occupant or a non-owner occupant
- Estimated loan payment of \$7,327.71/month
- Loan fees as low as \$5,950 (*subject to bank origination fees*)
- **Total cost savings compared to SBA loan: \$28,839.28**

**Information above is for marketing purposes only and pricing may vary. Contact broker for more details.*



AREA MAPS



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