



## Space Available

**3,502 SF**

## Sale Price

**\$1,500,000**

**(\$428/SF)**

### *MODERN DOWNTOWN OFFICE BUILDING FOR SALE*

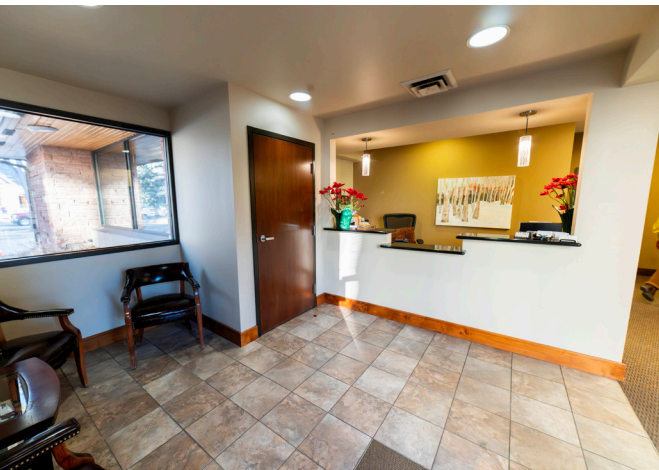
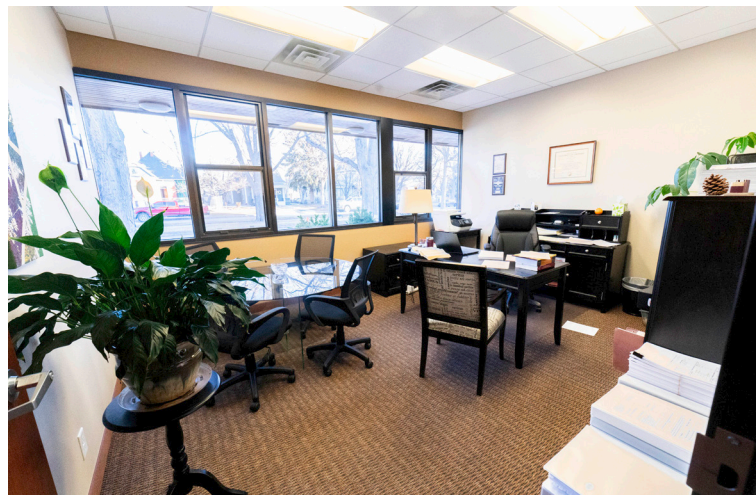
- Consists of spacious entry and reception area, 8+ offices, conference room, kitchenette, private restrooms, and multiple points of secure storage including basement level
- Short term leases in place - *contact broker for details*
- Incredibly well located near Old Town Fort Collins
- 12 parking spots included in rear lot
- Furnaces replaced in 2025



**417 W MOUNTAIN AVE  
FORT COLLINS, CO 80521**



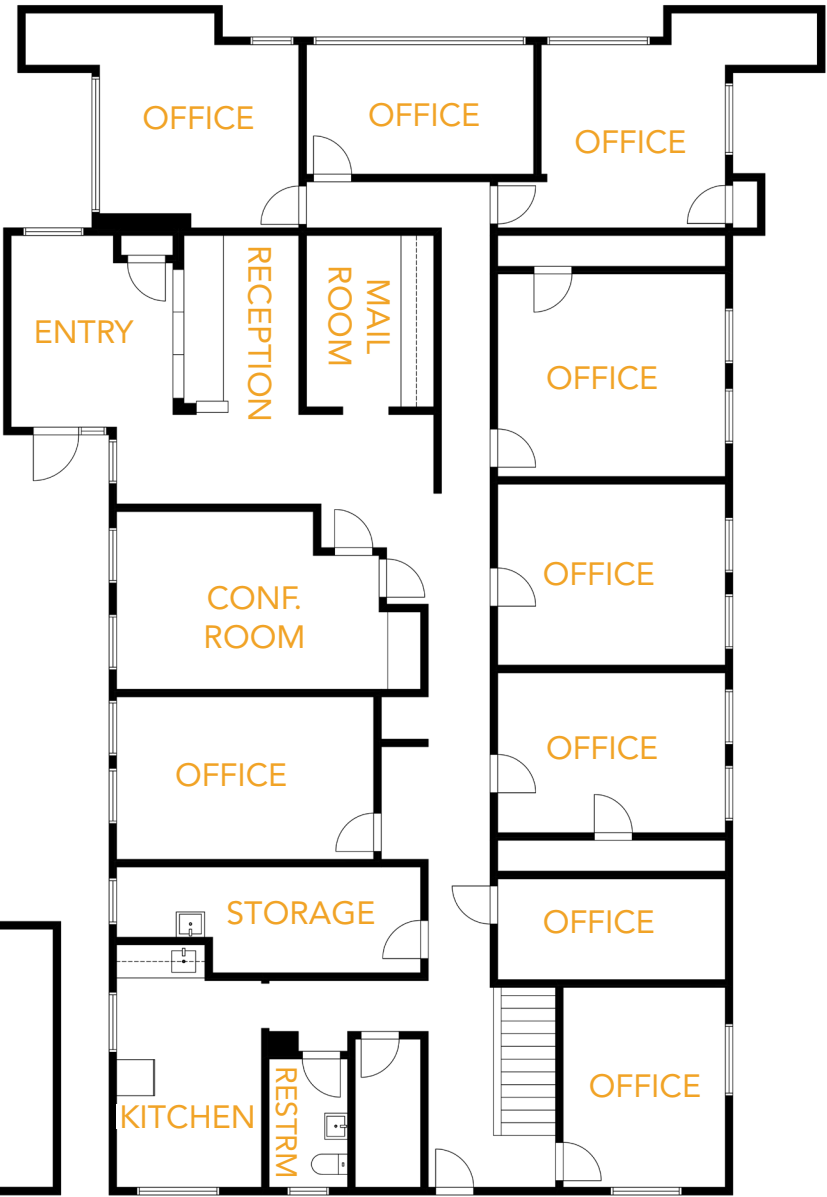
# PROPERTY PHOTOS



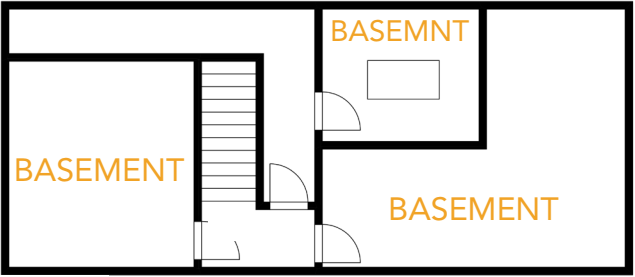
# FLOORPLAN

MOUNTAIN AVE

## 1ST FLOOR



## BASEMENT

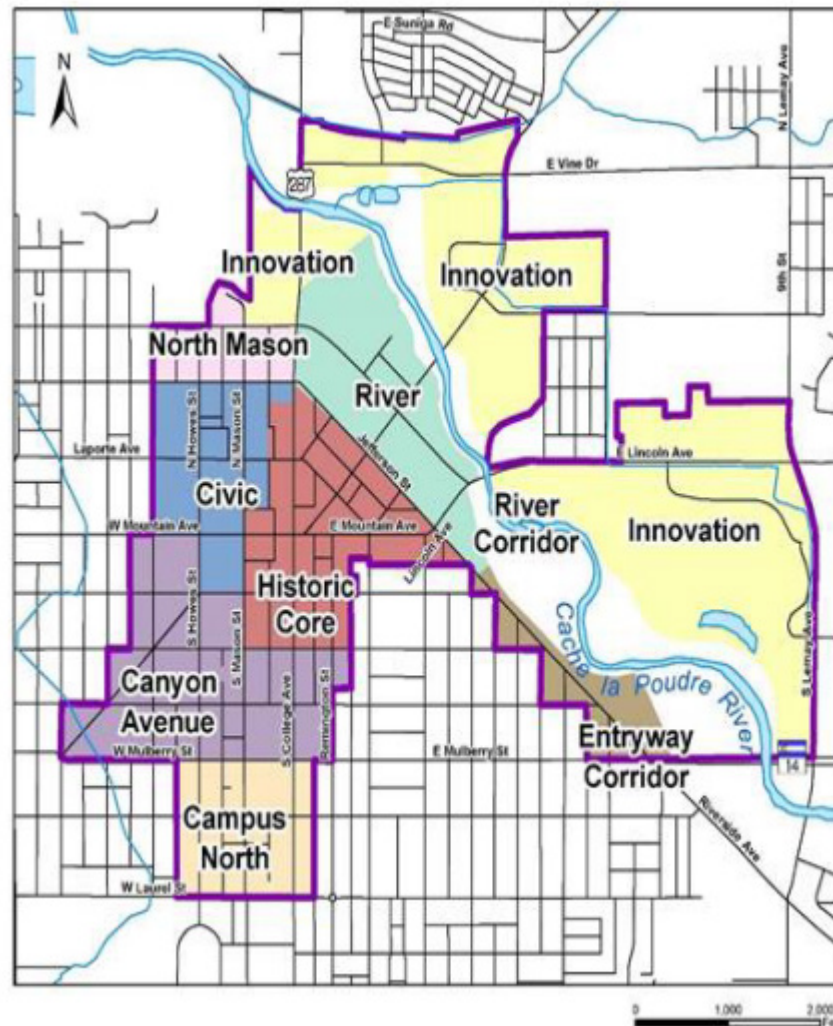




# ZONING INFORMATION

## D - Downtown District

The Fort Collins Downtown District zone is intended to provide a concentration of retail, civic, employment and cultural uses in addition to complementary uses such as hotels, entertainment, and housing, located along the backdrop of the Poudre River Corridor. It is divided into nine subdistricts as depicted below. The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for high-quality development that maintains a sense of history, human scale, and pedestrian-oriented character.



# PARKING





# AREA MAP



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.