

1006 LUKE STREET
FORT COLLINS, CO 80524



Building Size

3,134 SF

Sale Price

\$600,000

Lot Size

0.67 Acres
(29,185 SF)

PROFESSIONAL MEDICAL OFFICE SPACE LOCATED NEXT TO POUDDRE VALLEY HOSPITAL

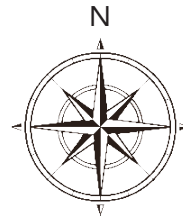
- Single Building Medical Office Space with 15 Single Office / Exam Rooms, Nicely Finished Waiting and Reception Area, Large Basement Storage, and Mature Landscaping
- Great Location with Quick Access to Poudre Valley Hospital, Single and Multi-Family Housing, and Restaurants
- Abundance of Parking
- All FF&E is Negotiable



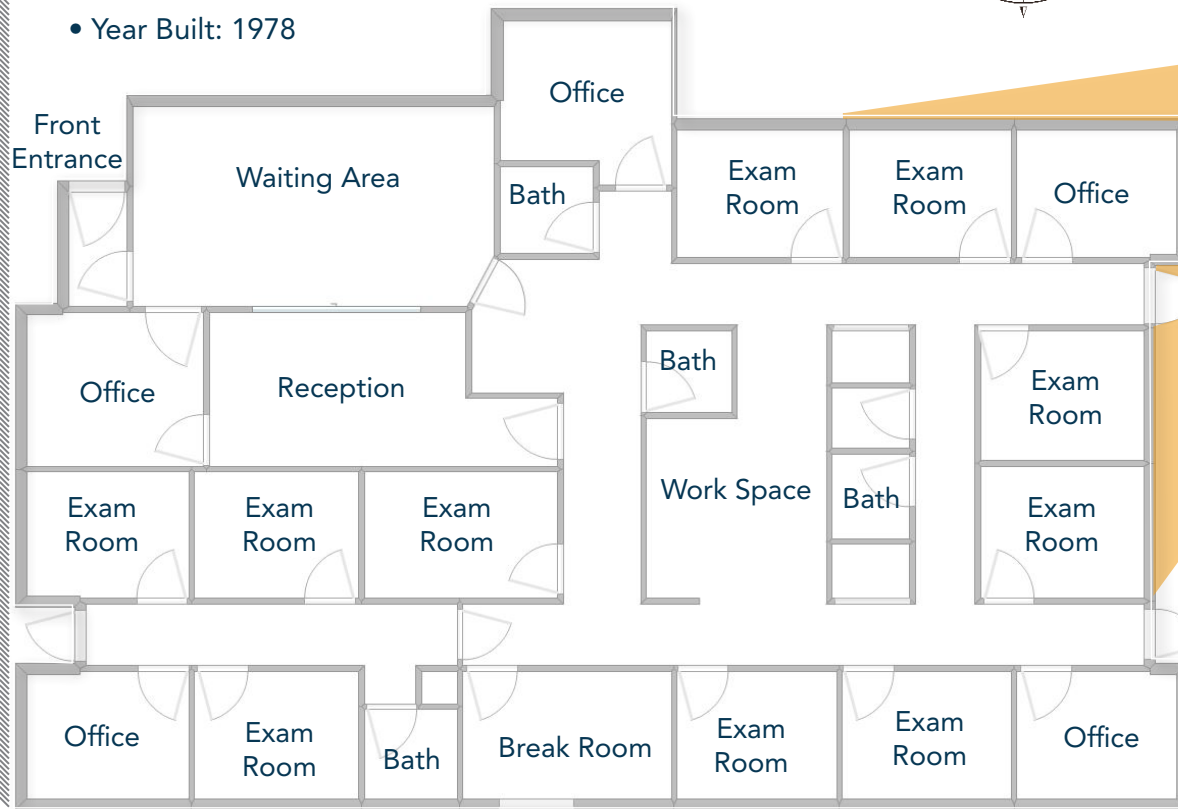
FLOOR & SITE PLAN

Elizabeth Street

- 5 Private Offices
- 10 Exam Rooms with Sinks and Storage Cabinets
- 4 Restrooms
- Forced Heating and Air Conditioning
- 2019 Taxes: \$15,260.56
- Year Built: 1978

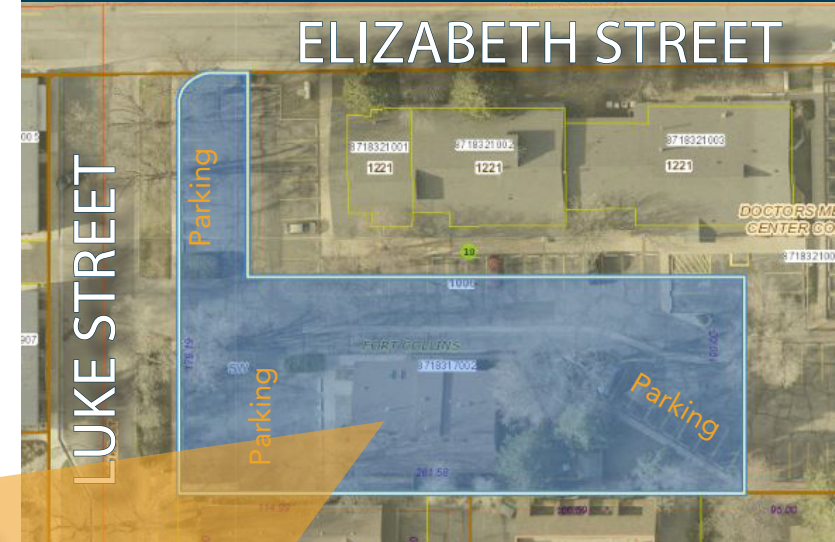


Luke Street



ELIZABETH STREET

LUKE STREET



• 5 Mile Demographics

2020 Population:	175,338
Population Growth 2020-2025:	+6.85%
Average Age:	36
2020 Total Households:	70,981
Household Growth 2020-2025:	+6.98%



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.

125 S Howes Street Suite 500, Fort Collins, CO 80521 • 970-632-5050 • www.waypointRE.com

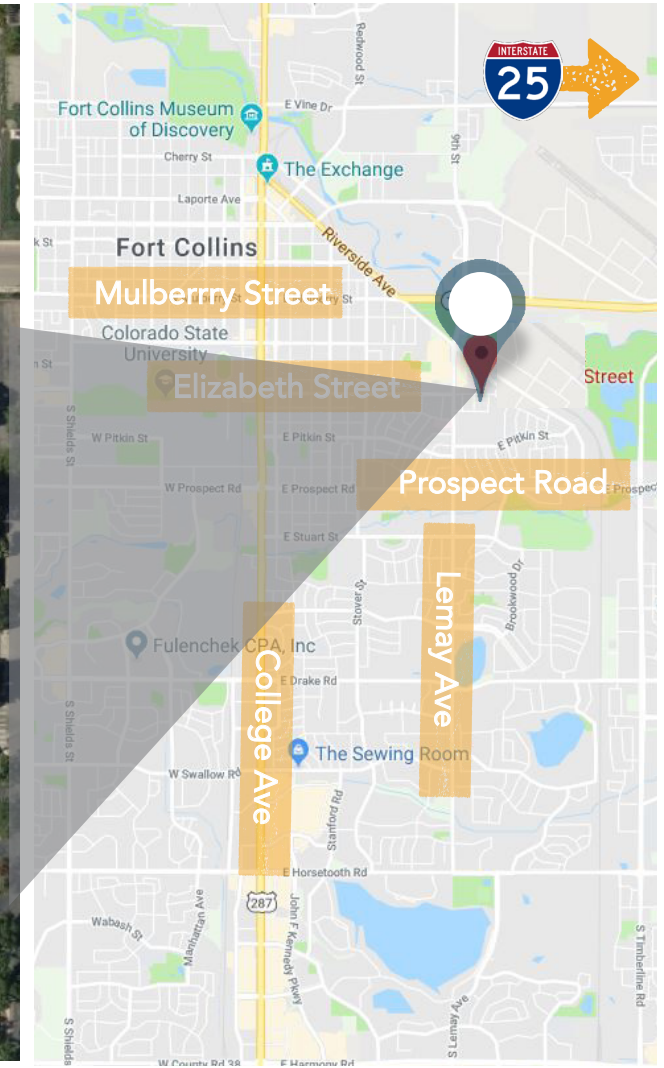
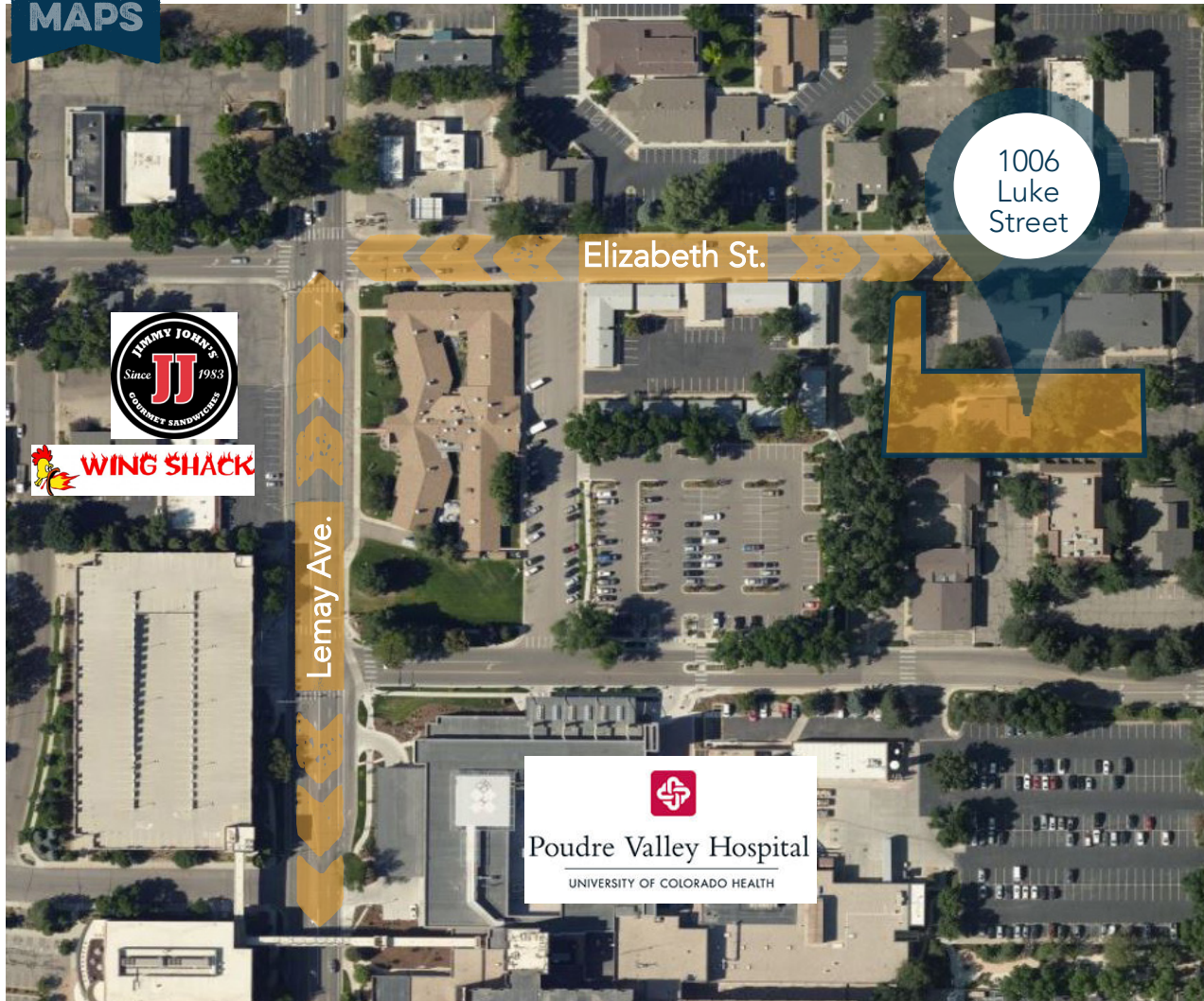
NICK NORTON / JAKE ARNOLD

PROPERTY PHOTOS



1006 LUKE STREET

AREA MAPS



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.

CONTACT: Nick Norton • 970-213-3116 • nnorton@waypointRE.com

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com

