



# CONFLUENCE

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401 LINDEN STREET  
FORT COLLINS, CO 80524



Retail in Shell Condition  
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# PROPERTY DETAILS

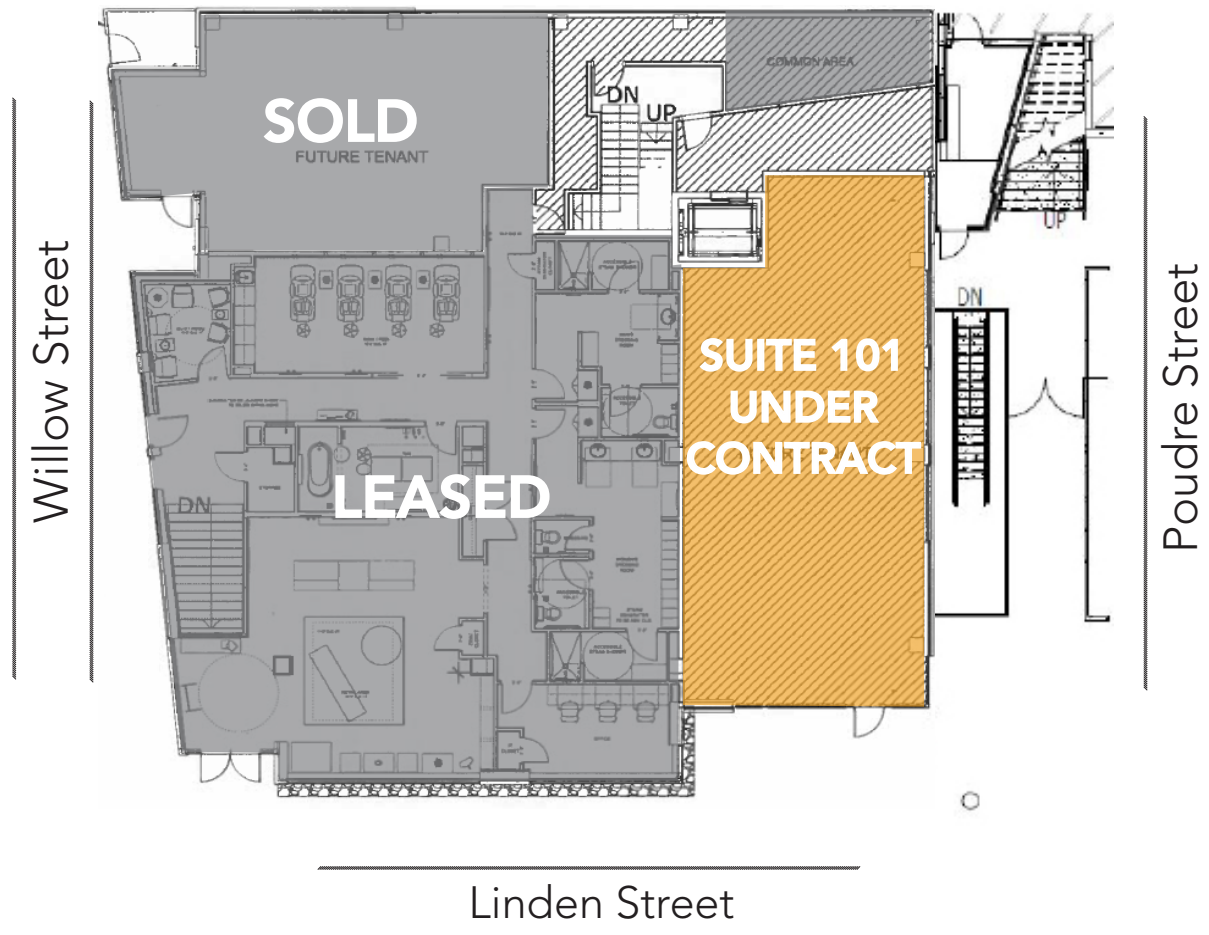
## SUITE 101

Available Space: 1,282 SF

Sale Price: \$395.00 / SF

Lease Rate: \$27.00 / SF NNN

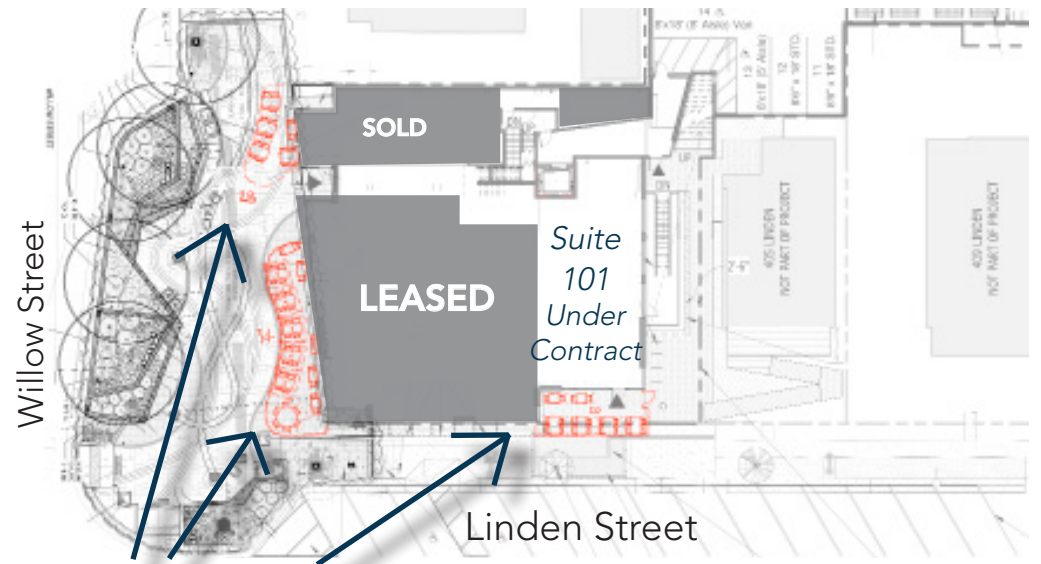
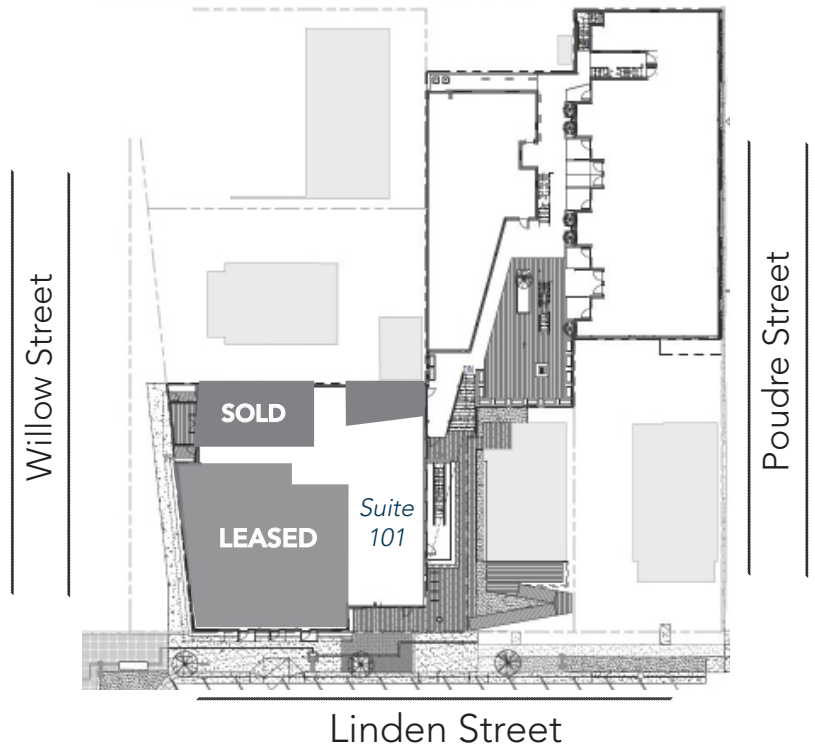
NNN Rate: \$10.61 / SF (*Estimate*)







# SITE AND PATIO PLAN



Conceptual Patio Layout

# CURRENTLY LEASING YOUR SPACE? BECOME AN OWNER-USER



PURCHASE PRICE ASSUMPTION - SUITE 101	
CORE & SHELL PRICE	\$506,390.00
BUID-OUT PRICE	\$175,000.00
<b>TOTAL PRICE</b>	<b>\$681,390.00</b>
SBA QUOTED RATES	
LOAN %	90%
INTEREST RATE	2.39%
TERM (YRS)	25
MONTHLY DEBT SERVICE	\$2,717.30
ANNUAL DEBT SERVICE	\$32,607.60
LOAN AMOUNT	\$613,251.00
<b>CASH DOWN</b>	<b>\$68,139.00</b>

COSTS TO OWN SPACE	
BUILDING EXPENES (2021 BUDGETED NNN)	\$13,602.02
DEBT SERVICE	\$32,607.60
<b>TOTAL EXPENSES</b>	<b>\$46,209.62</b>
<b>MONTHLY GROSS COST</b>	<b>\$3,850.00</b>

\* quoted by Lender: January 2021. Subject to Buyer securing financing terms from their lender.

\* figures approximate, for demonstration purposes only



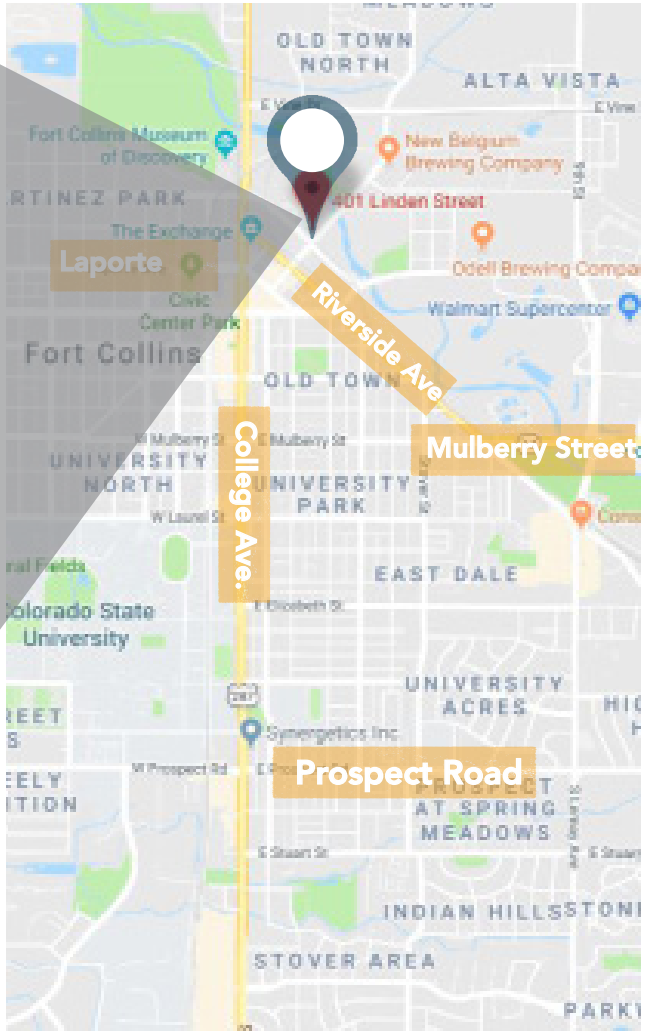
## PARKING DETAILS

- Up to two (2) dedicated, 24-hour parking spaces come with each condo suite
- 17 shared parking spaces (evenings/nights only: 4:00 pm – 8:00 am )
- 646 Additional Public Parking Spaces within 2-Block Radius
  - 283 Off-Street Parking Spaces
  - 363 Parking Garage Spaces





# 401 LINDEN STREET



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.

For Residential Sales, Contact:

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