

## Space Available:

**1,918 SF**

## Monthly Rate:

**\$4,800/mo. gross**

*Utilities included*

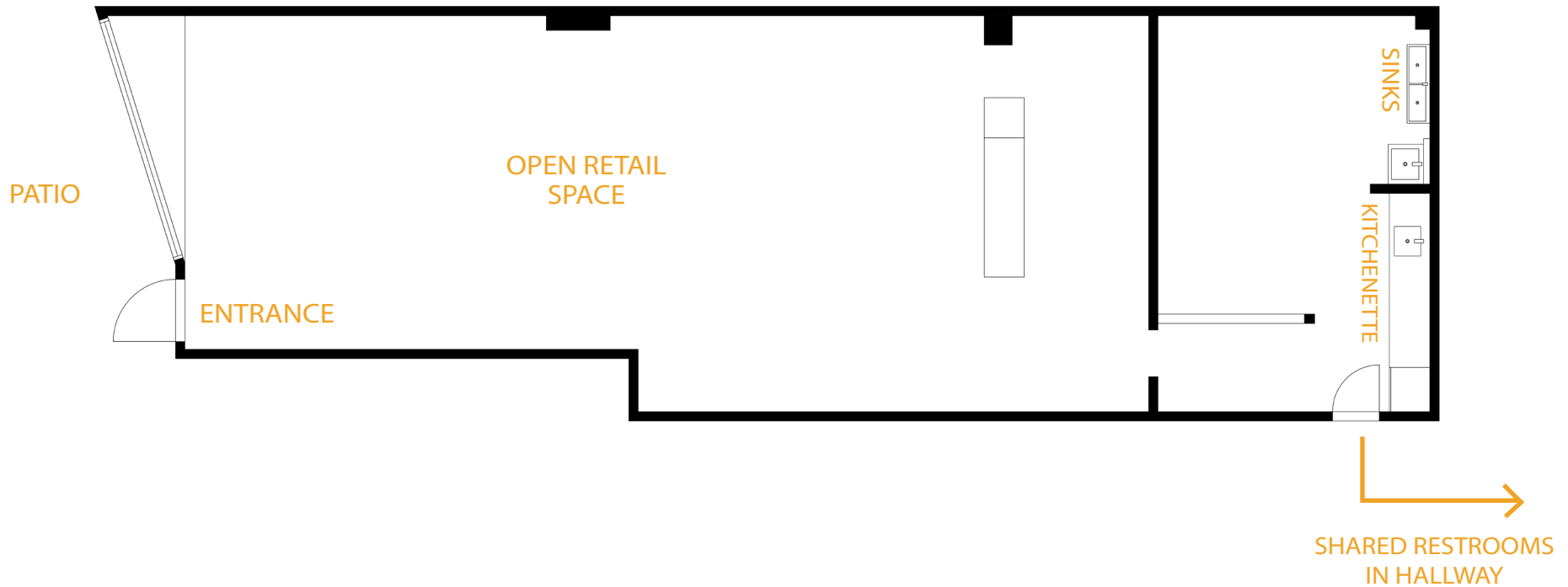
### *OLD TOWN FORT COLLINS RETAIL SPACE FRONTING COLLEGE AVENUE*

- Open retail space with modern fixtures and tiled floors, and back area with kitchenette, deep triple sink, & mop sink
- High exposure display windows, licensed front patio area, and prominent building signage fronting College Avenue
- Direct access to all Old Town Fort Collins amenities
- Access to common restrooms in America Building
- Usable SF: 1,640 SF



# FLOOR PLAN

N COLLEGE AVE



The information contained in this flyer 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.



# PROPERTY PHOTOS





# AREA MAP



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