



waypoint
REAL ESTATE

504-506 S COLLEGE AVENUE
FORT COLLINS, CO 80524

Unit

Lease Rate*

506 B

\$850/mo. gross

504 C

\$625/mo. gross

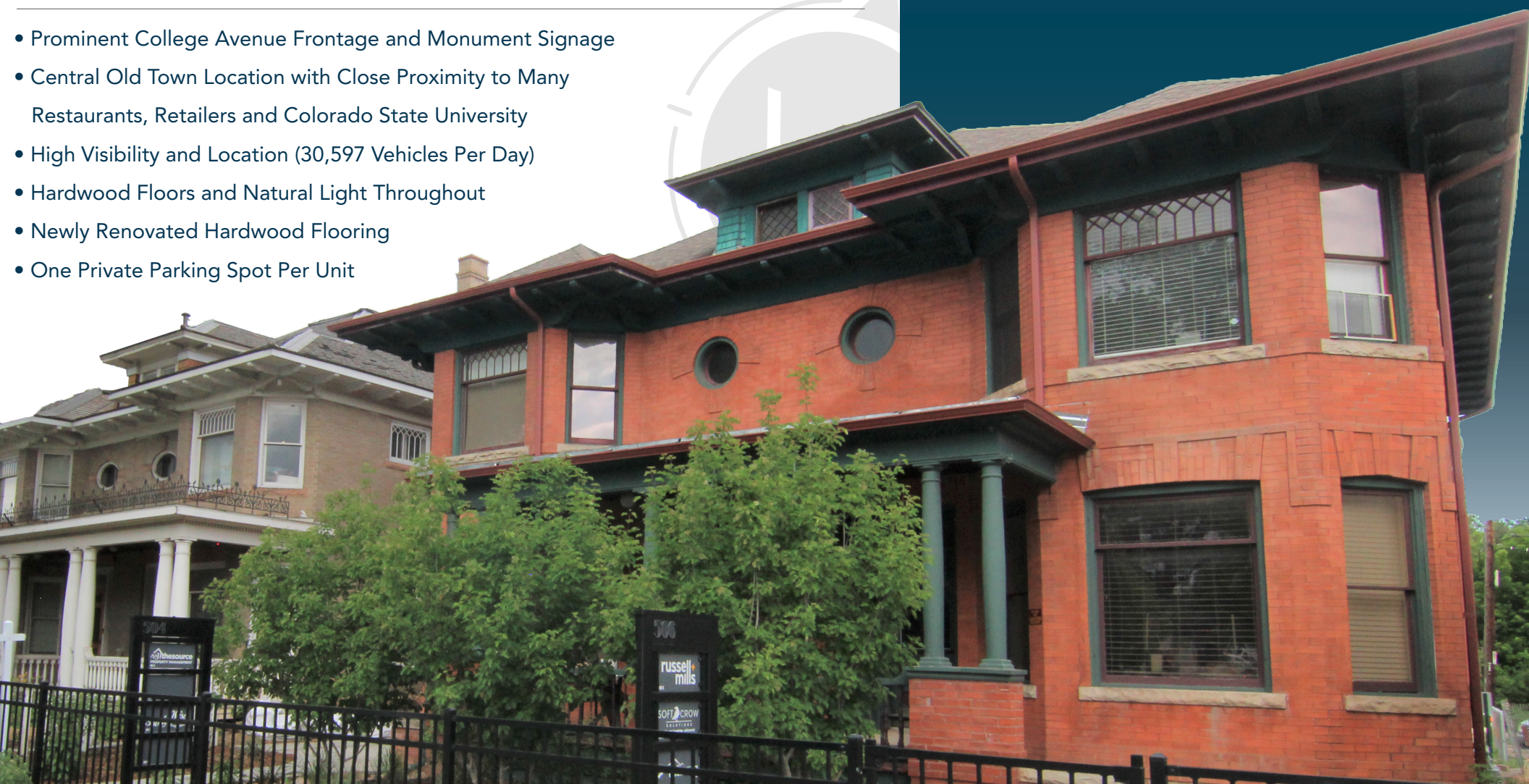
504 D

\$650/mo. gross

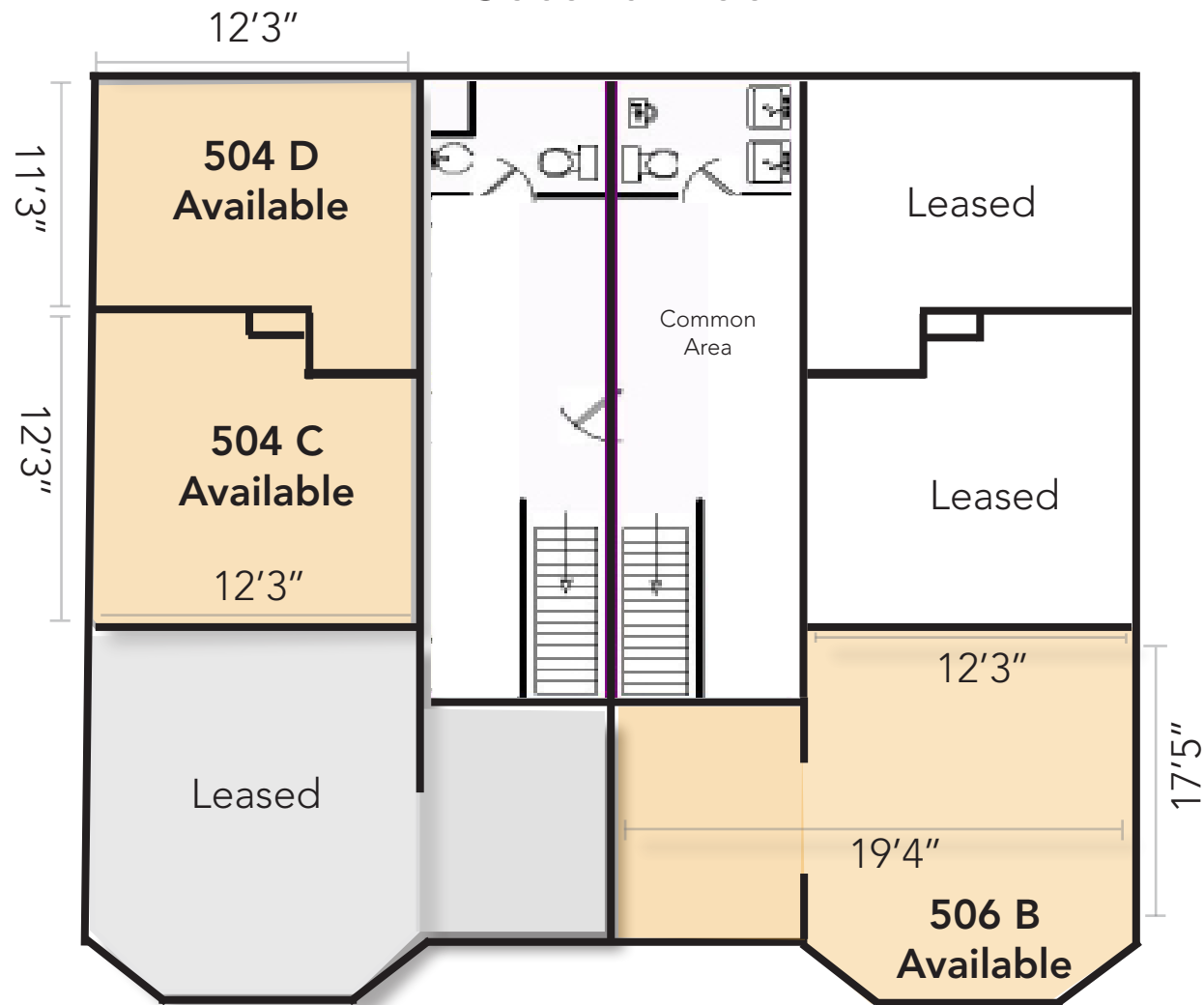
(*all utilities included)

3 UNITS AVAILABLE IN HIGH EXPOSURE BUILDING ON SOUTH COLLEGE AVE

- Prominent College Avenue Frontage and Monument Signage
- Central Old Town Location with Close Proximity to Many Restaurants, Retailers and Colorado State University
- High Visibility and Location (30,597 Vehicles Per Day)
- Hardwood Floors and Natural Light Throughout
- Newly Renovated Hardwood Flooring
- One Private Parking Spot Per Unit



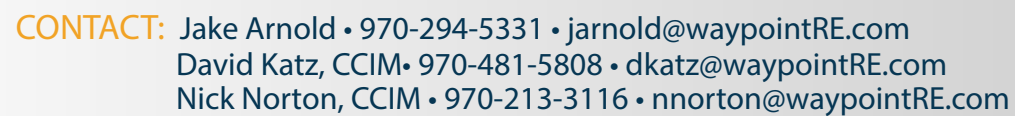
Second Floor



College Avenue

PROPERTY PHOTOS





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