

1612 LAPORTE AVE
FORT COLLINS, CO
80521



Sale Price
\$975,000

Space Available
11 office suites
4,277 SF

LARGE OFFICE BUILDING CENTRALLY LOCATED IN FORT COLLINS FOR SALE

- Close to Old Town in Fort Collins
- Owner/User or Value-Add Investment
- Consists of 11 office suites, reception area, and shared restrooms
- Two Outdoor Sheds (275 SF) for Storage or Rental Space
- On-Site Parking Lot - Newly Paved
- Un-utilized Radio Tower
- Prominent Signage on Laporte Ave
- Short Term Leases with Option to Renew



EXTERIOR PROPERTY PHOTOS

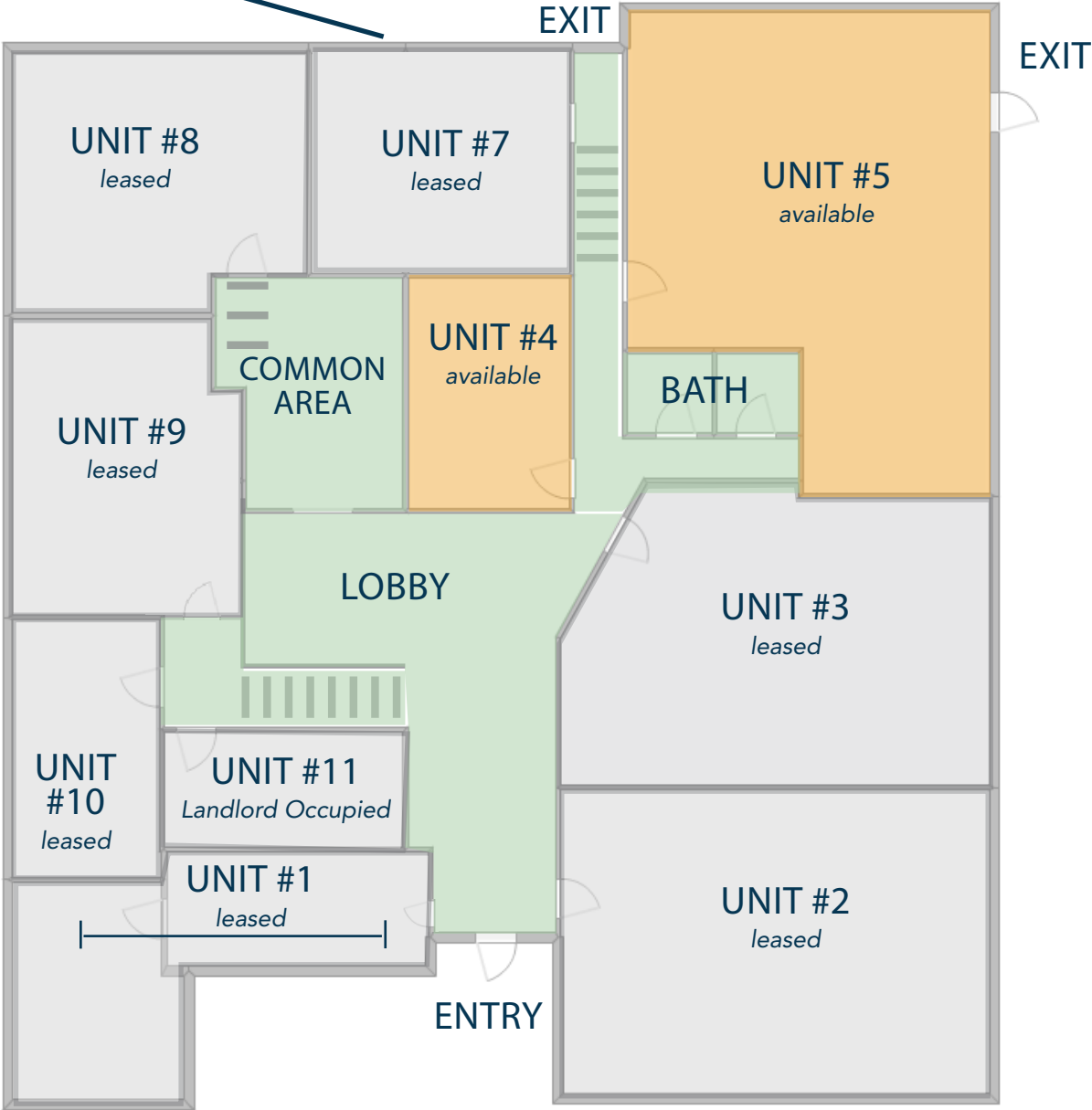


INTERIOR PROPERTY PHOTOS



FLOOR PLAN

GARDEN
LEVEL
UNIT #6
available



PROPERTY INFORMATION



- Legal Description: PAR IN SE 1/4 OF NW 1/4 10-7-69 DESC AS BEG 330 FT W OF SE COR OF NW 1/4 OF SD SEC; TH N 1,320 FT; TH E 466.7 FT; TH S 466.7 FT; TH W 446.7 FT; TH S 698.3 FT; TH E 80 FT; TH S 155 FT; TH W 100 FT TPOB
- Parcel Size: 20,460 SF / .46 acres
- Building Size: 4,277 SF
- New Parking Lot



PROPERTY FINANCIALS

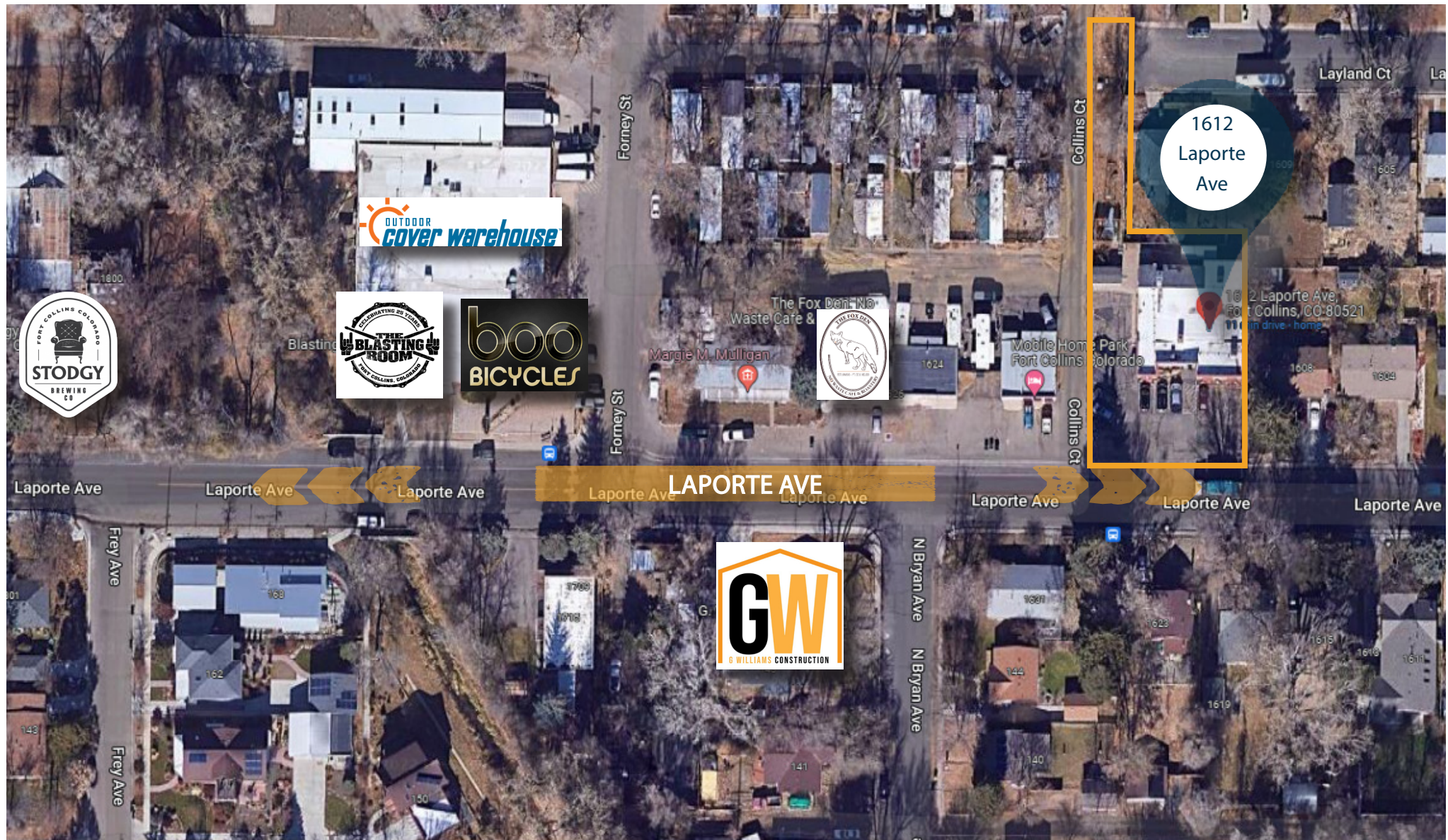
Current Expenses*	
Property Taxes	\$732/mo.
Insurance	\$203/mo.
Trash	\$101/mo.
Electricity	\$200/mo.
Storm Water	\$88/mo.
Sewer	\$20/mo.
Water	\$20/mo.
Gas	\$300/mo.
Snow and Landscaping	\$50/mo.
Total Operating Expenses	\$20,568/Year

**Information provided verbally by the Seller, October 2022*

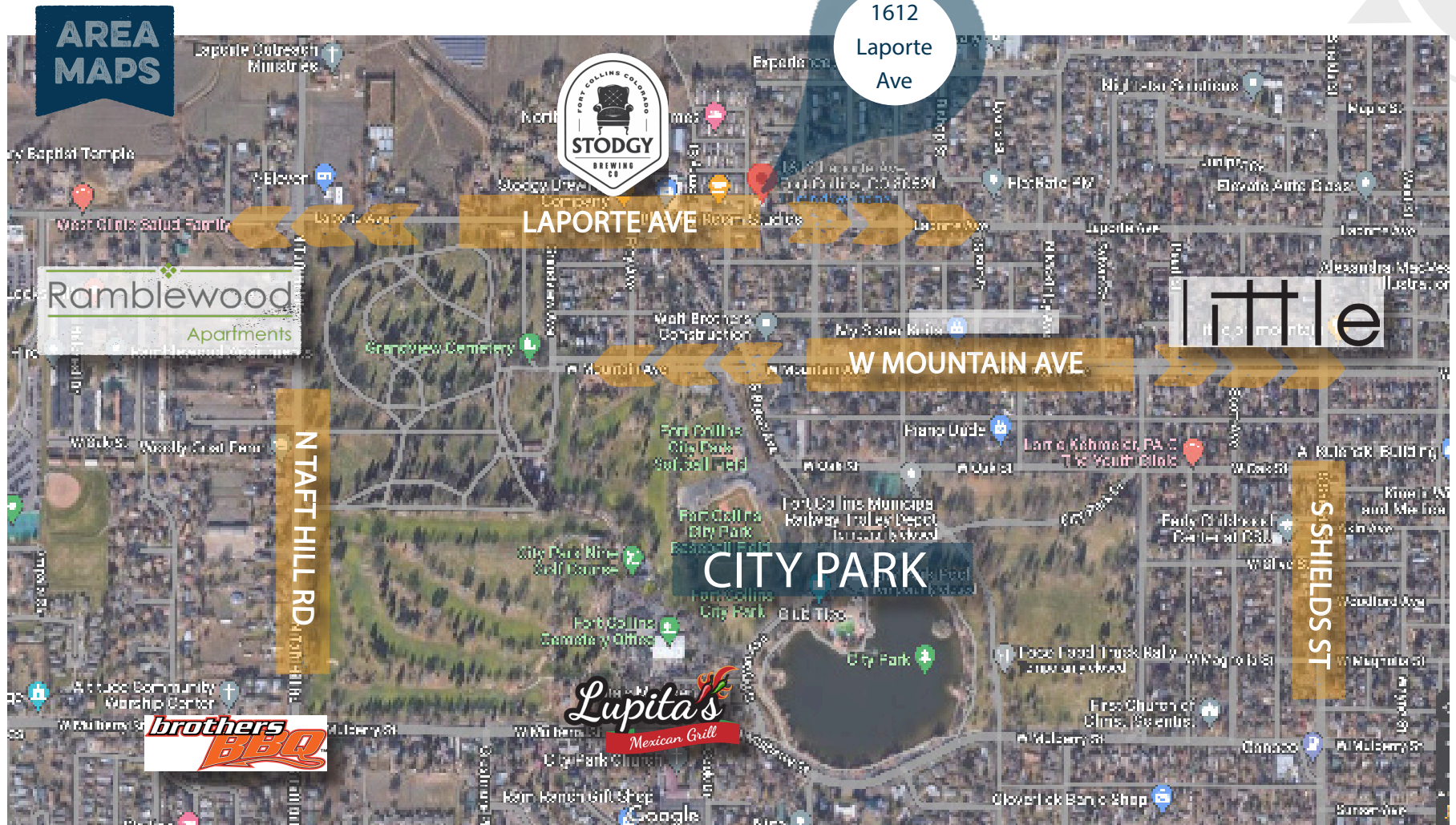
Rent Roll							
Suite	Tenant	Lease Start	Lease End	Renewal Option	Rent per Month	Rent per Year	Security Deposit
1	Ticknology	10/1/2019	9/30/2021	Monthly	\$325.00	\$3,900.00	
2	Rodeo News	8/1/2022	6/30/2023	1 Year	\$900.00	\$10,800.00	\$800.00
3	Butler Prof LLC	7/1/2022	6/30/2024	1 Year	\$650.00	\$7,800.00	\$650.00
4	Vacant						
5	Vacant						
6	Vacant						
7	Occupied	10/1/2019	9/20/2021	Monthly	\$350.00	\$4,200.00	\$350.00
8	Ticknology	10/1/2019	9/30/2021	Monthly	\$325.00	\$3,900.00	\$150.00
9	Ticknology	10/1/2019	9/30/2021	Monthly	\$325.00	\$3,900.00	\$150.00
10	Rosebud Cleaners	3/1/2022	2/28/2024	1 Year	\$250.00	\$3,000.00	\$200.00
11	Occupied (landlord)						
Total:					\$3,125.00	\$37,500.00	\$2,300.00



NEIGHBORHOOD MAP



AREA MAP



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