

FOR SALE OR LEASE

203 W. MYRTLE STREET | Fort Collins, CO 80521

**PRICE
IMPROVEMENT**



MIXED-USE COMMERCIAL BUILDING IN DOWNTOWN FORT COLLINS



BUILDING IS APPROX. 4,800 SF

PRICE: \$1,600,000 ~~\$1,700,000~~

UNIT 101 AVAILABLE: 1,200 SF

**LEASE RATE: \$25.00/SF NNN
(EST. \$9.23/SF)**

FEATURES:

- Mixed-use: 3-apartments, 3 commercial suites
- Approx. 1,200 SF for owner/user available on main floor – contact broker for details
- Highly sought after Downtown Fort Collins asset
- Lots of recent capital expenditures
- Corner lot and on-site parking

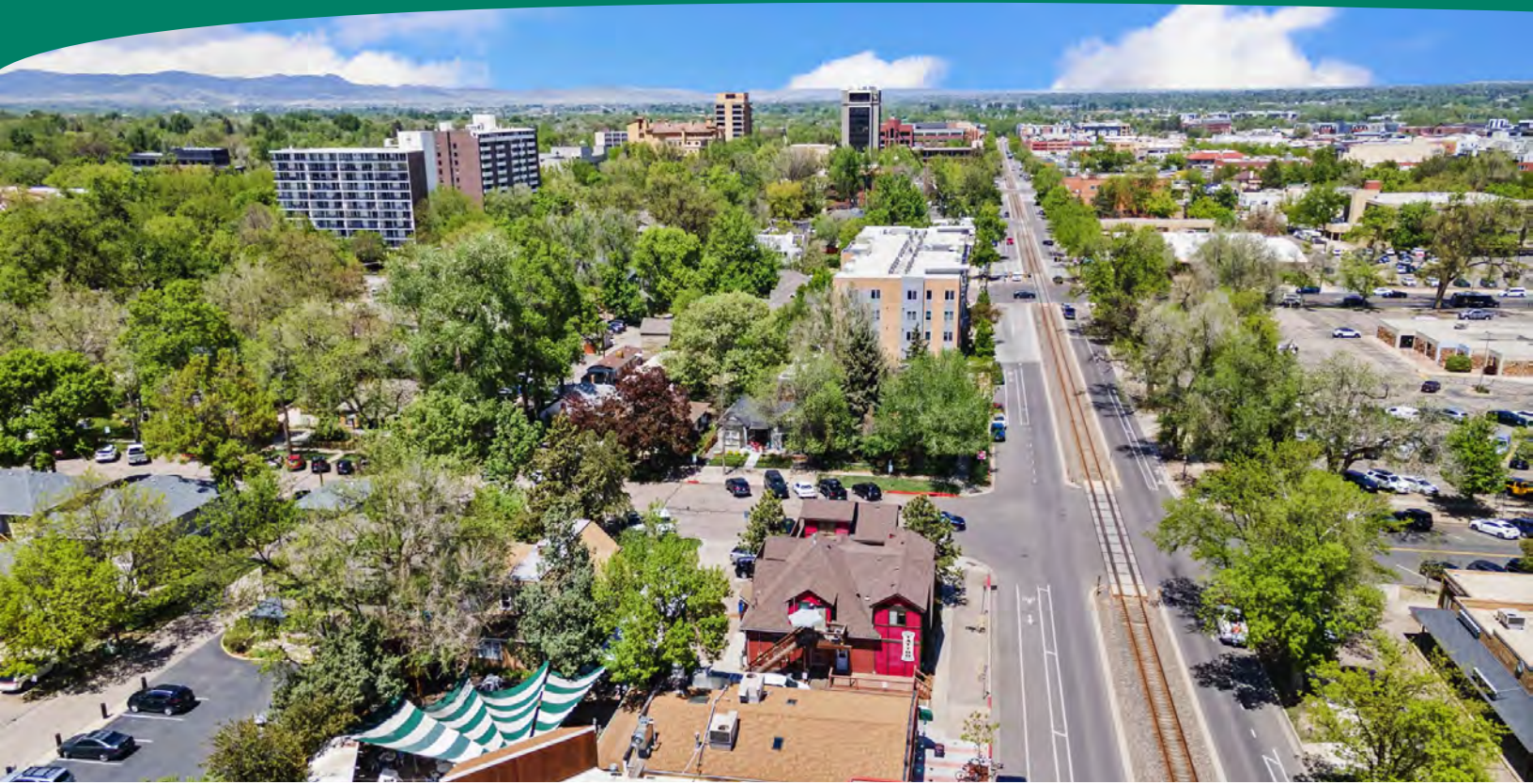
ERIK BROMAN Broker/Partner
970.420.1445
broman@realtec.com

KYLAN FETZER Broker
970.800.1986
kfetzer@realtec.com

VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

FEATURED PROPERTY

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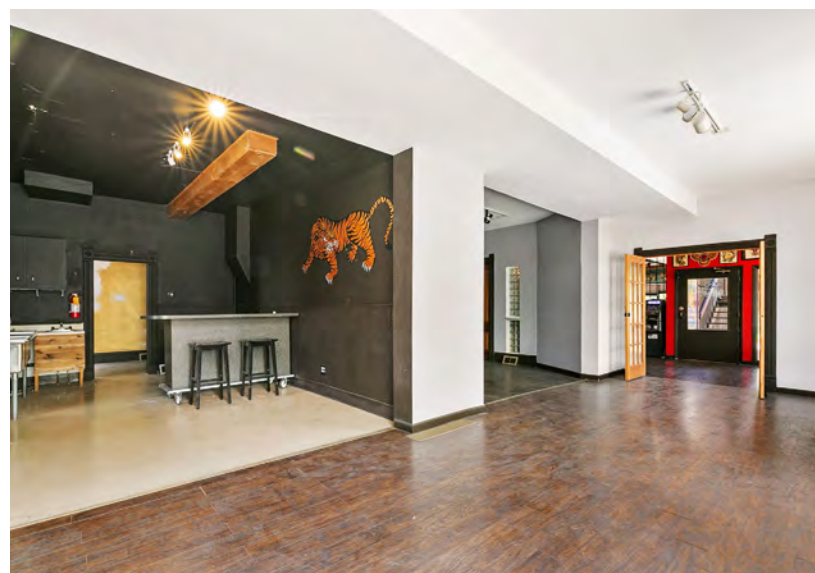
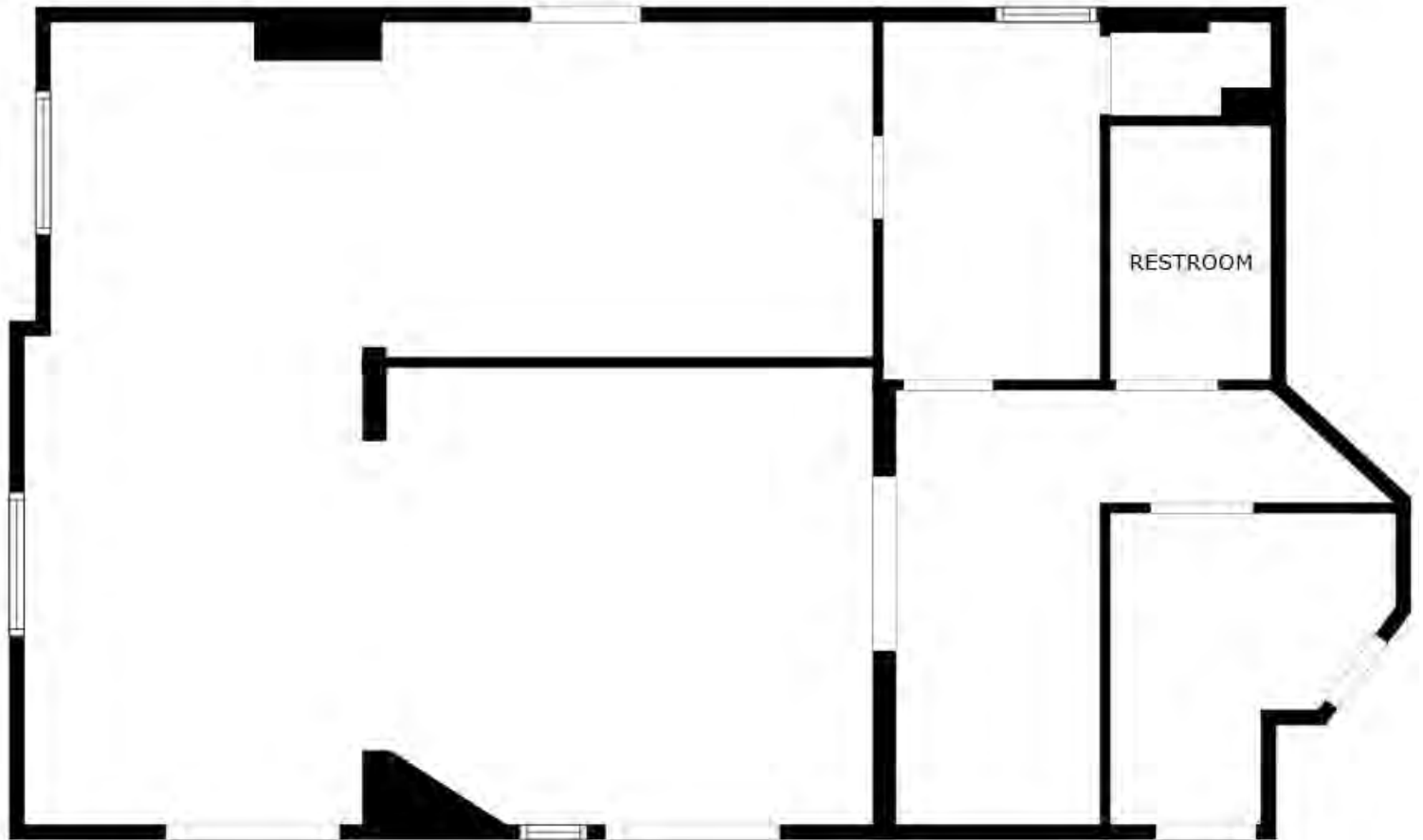


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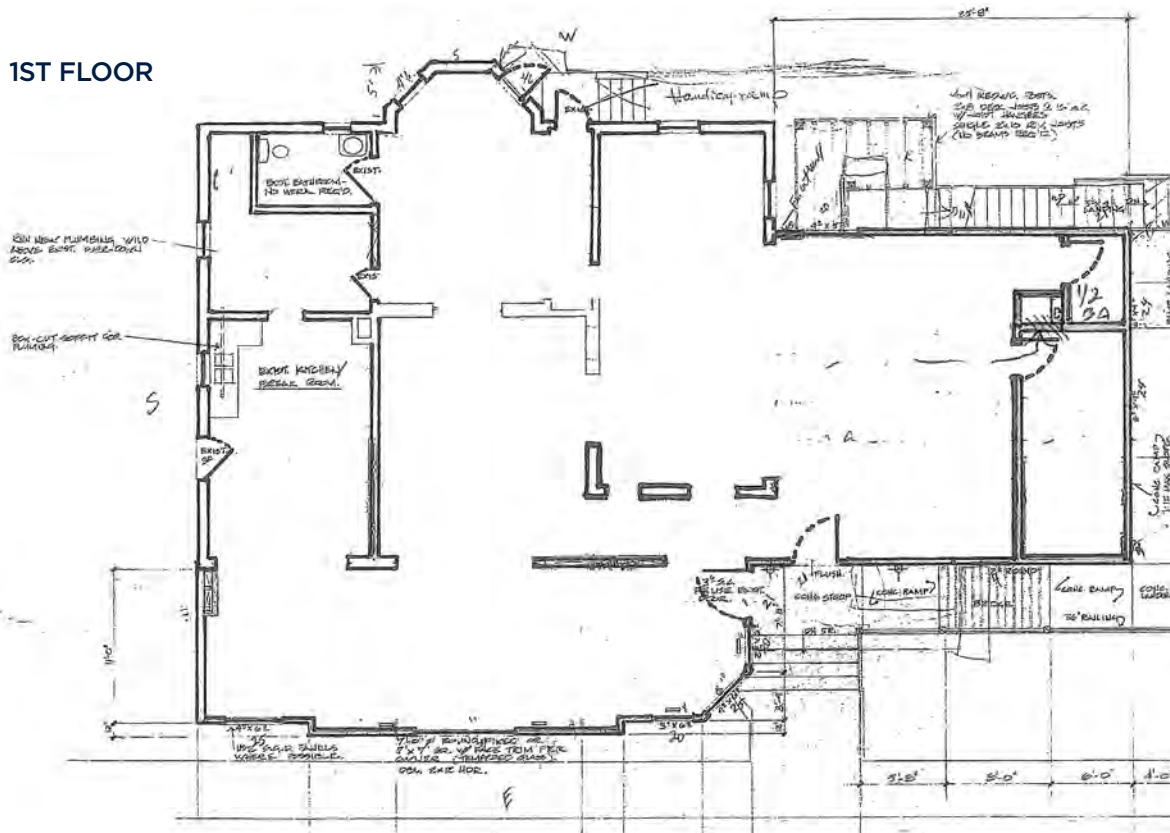
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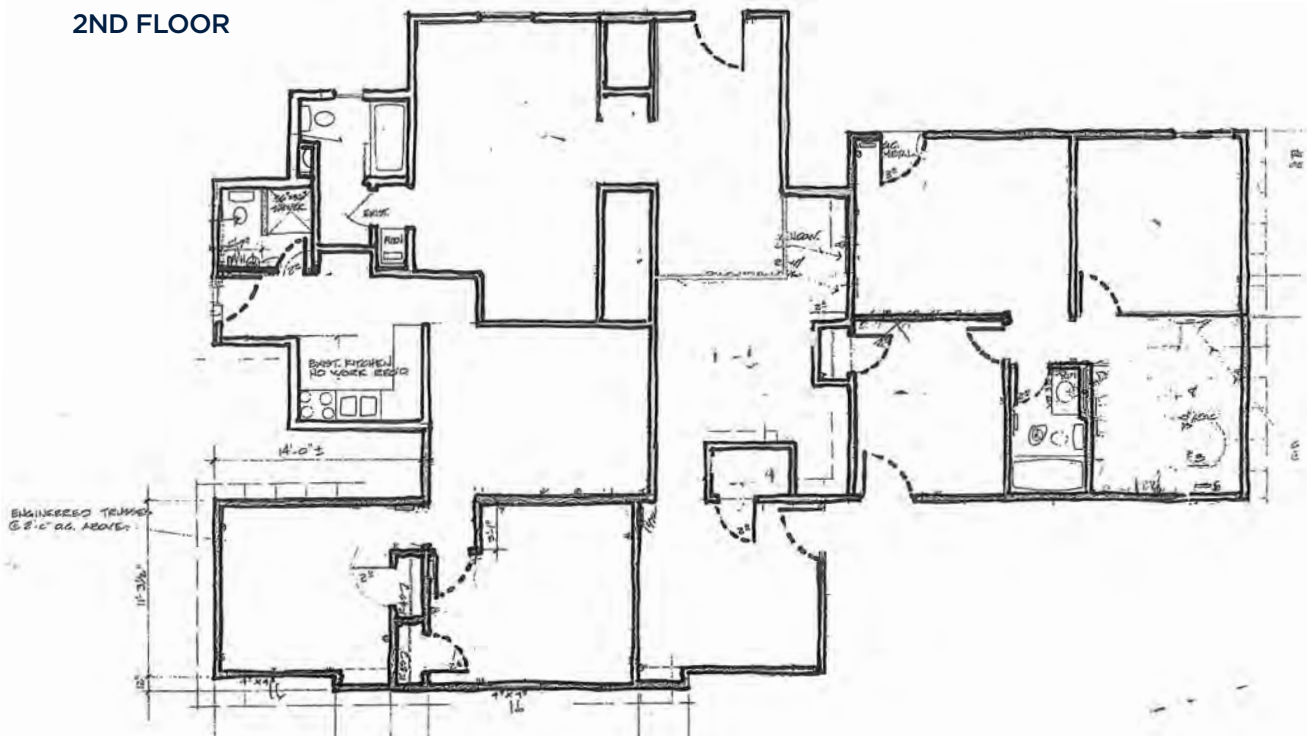
UNIT FOR LEASE OR OWNER OCCUPANT



1ST FLOOR



2ND FLOOR



SITE LOCATION

203 W. MYRTLE STREET • FORT COLLINS, CO 80521

13

MILES
TO LOVELAND

31

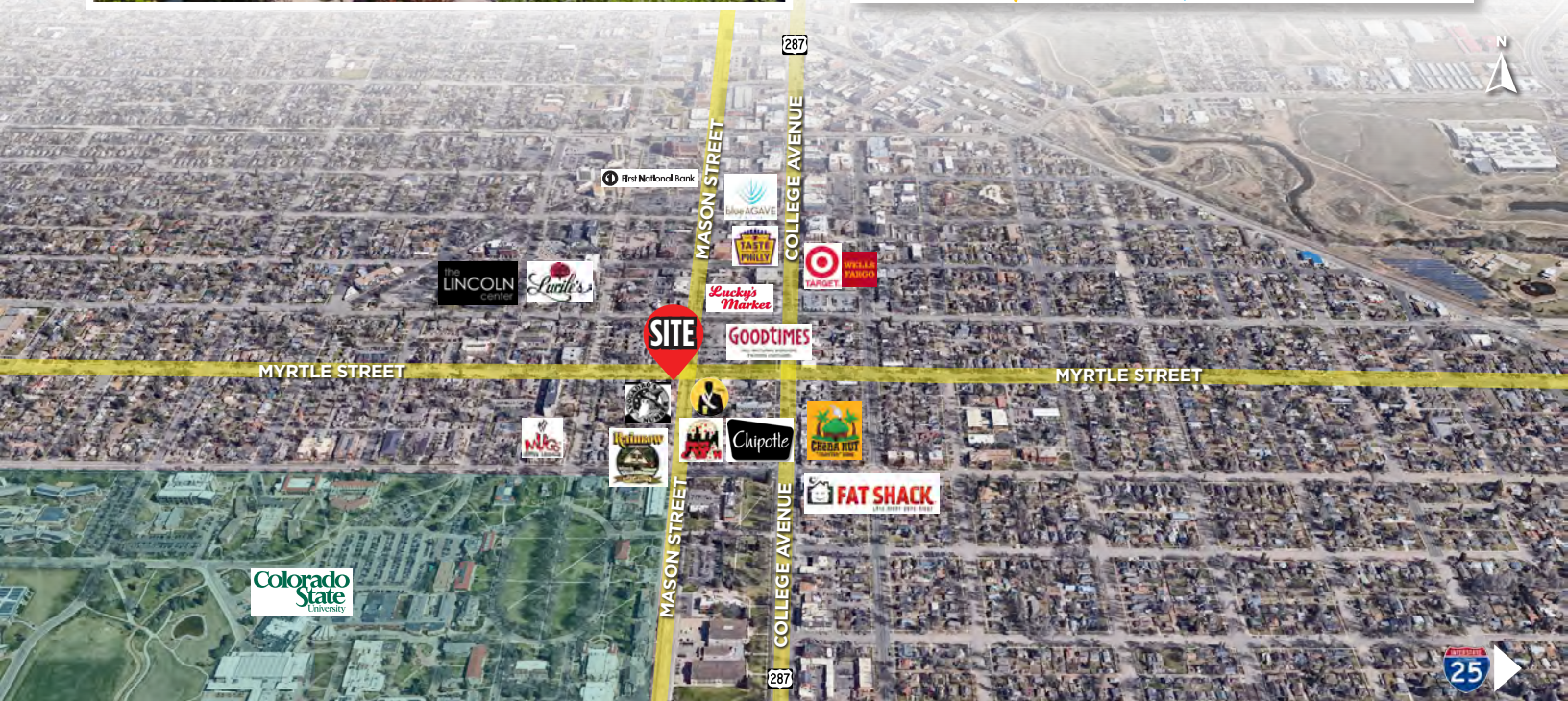
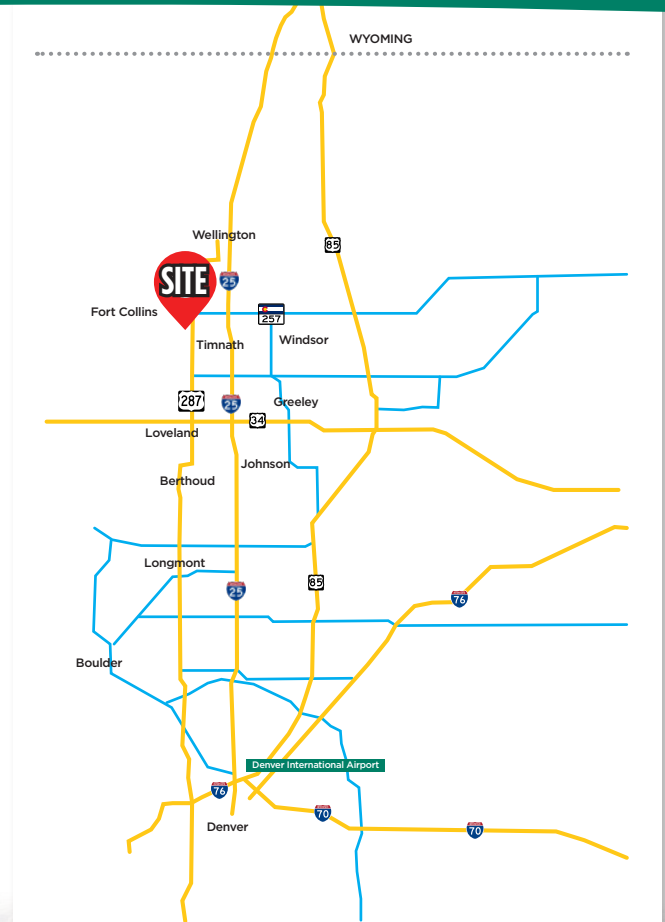
MILES TO GREELEY

45.5

MILES
TO CHEYENNE

83.1

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

301 Remington Street
Fort Collins, CO 80524
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
970.346.9900



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