

\$1,225,000

323 And 325 N Howes, Fort Collins, CO 80521

MLS# 1065327



Build Opportunity In Old Town

Two Lots Offered With 14,499 Square Feet Of Potential. What Will You Build?

Exceptional redevelopment opportunity just three blocks from the heart of Downtown. Offered together, 323 N Howes and 325 N Howes provide 14,499 square feet with two access points and utilities on-site or nearby, plus significant utility fee credits. Zoned Downtown Civic, the property offers the potential for a four-story development with no hard limit on the number of units. Located across from the historic Train Depot, one block from Martinez Park, The Farm, tennis and pickleball courts, and the Poudre Trail, with Colorado State University less than a mile away and the MAX Transit Center just one block away. An outstanding opportunity to build in a highly walkable, bike-friendly location near shops, restaurants, parks, and transit.



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