

UPPER LEVEL OFFICE SUITE | \$420,000



1513 RIVERSIDE AVENUE 1 FORT COLLINS, CO 80524

FOR SALE

- Currently Dental Office Layout, Could Be Easily Converted to General Office or Other Uses
- Private Restrooms
- Additional Private Entrance with ADA accessibility
- Located in the Riverside Professional Arts

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 03.05.2026

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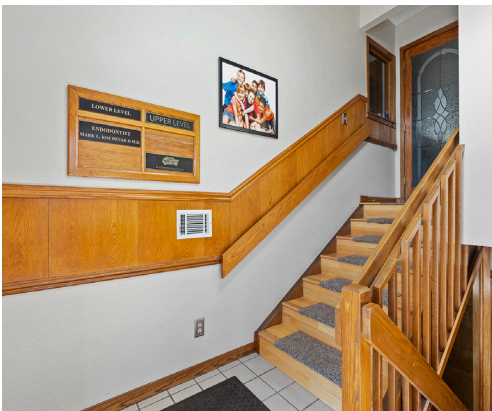
LEASE OVERVIEW

Sale Price:	\$420,000.00
Rentable SF:	2,387 SF
Air Space SF:	2,361 SF
2025 RE Taxes:	\$8,570.01
Zoning:	E-Employment
Year Built:	1972
Year Remodeled:	1984, 2019 (partial)
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

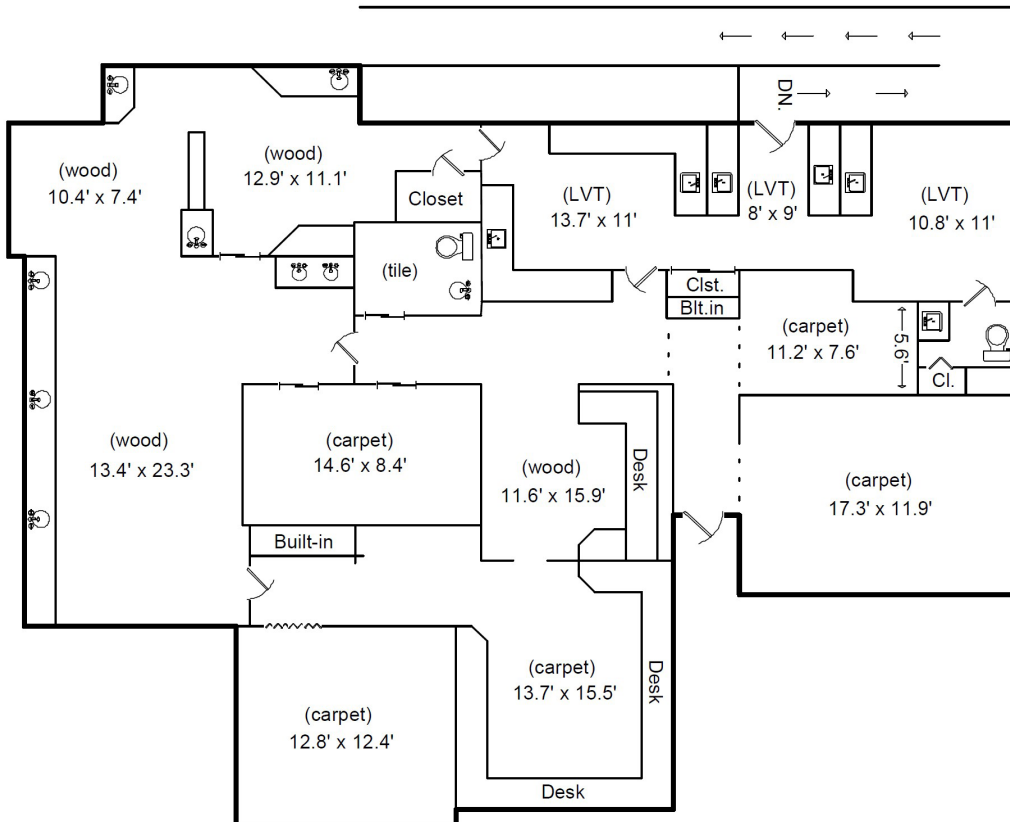
Property: Owner-user office suite available for sale in northeast Fort Collins. Located in the Professional Arts Building Condominiums, this upper level office suite boasts 2,387 rentable SF, and is currently laid out as a dental office, complete with procedure areas, a waiting room, reception area with built-in desk, a wet bar, private offices, and two private restrooms, and could easily be converted to general office or other uses. There is a second entrance to this unit via a ramp at the back of the building, providing ADA accessibility.

Location: Located on Riverside Avenue, east of Timberline Road, in between Prospect Road.



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CRAIG HAU
Partner/Senior Commercial Advisor

970.222.0077 mobile
970.229.0700 office
chau@thegroupinc.com
www.craighau.com



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