

AVAILABLE FOR SALE OR LEASE

**614** MATHEWS STREET  
FORT COLLINS, COLORADO 80524

**OLD TOWN BUILDING AVAILABLE FOR SALE OR LEASE**

SALE PRICE: \$1,350,000 (\$118/SF)

\$14.00/SF PLUS OPERATING EXPENSES (INSURANCE \$8,200 & TAXES \$5,549)

## PROPERTY OVERVIEW

614 Mathews Street located in Fort Collins is an approximately 11,350 SF building in the heart of Old Town. This building would be a perfect opportunity for a variety of uses and is within walking distance to numerous restaurants and shopping options found in Old Town Fort Collins.

## PROPERTY HIGHLIGHTS

- Charming Freestanding Building
- Located in highly desirable Old Town Fort Collins
- Ample Parking
- Close proximity to Colorado State University

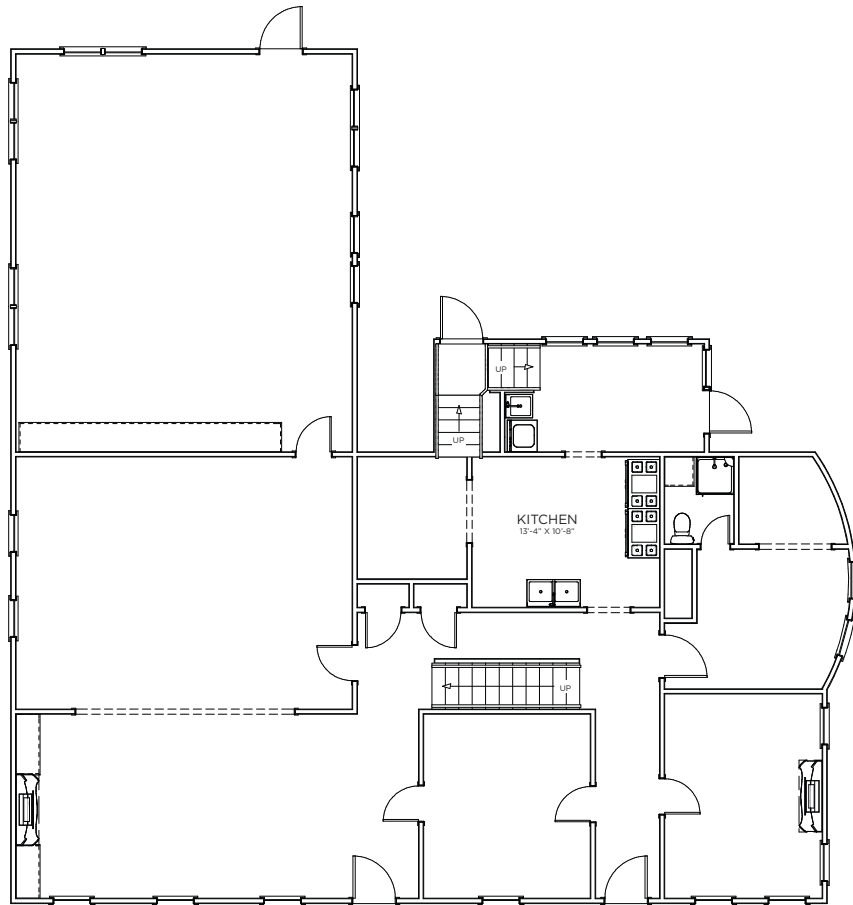


# // PROPERTY FEATURES

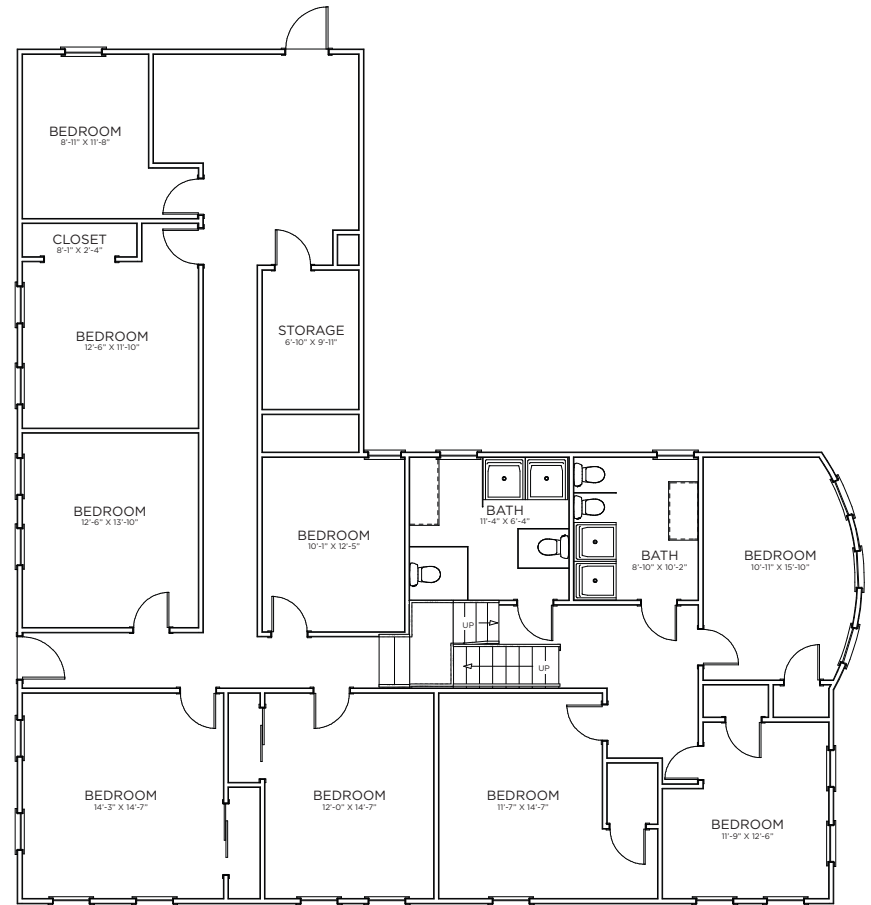
<b>Possible Uses</b>	Personal Residence, Places of worship, childcare center, adult day/respice care center, group housing, and fraternity/sorority
<b>Building Size</b>	6,800 SF Above Grade 4,550 SF Lower Level = 11,350 total SF
<b>Lot Size</b>	± Approximately .5 Acre Lot
<b>Zoning</b>	Neighborhood Conservation
<b>Built As</b>	2 Story + Lower Level
<b>Bedrooms/Bathrooms</b>	15/6

# // FLOORPLAN

MAIN LEVEL FLOOR PLAN

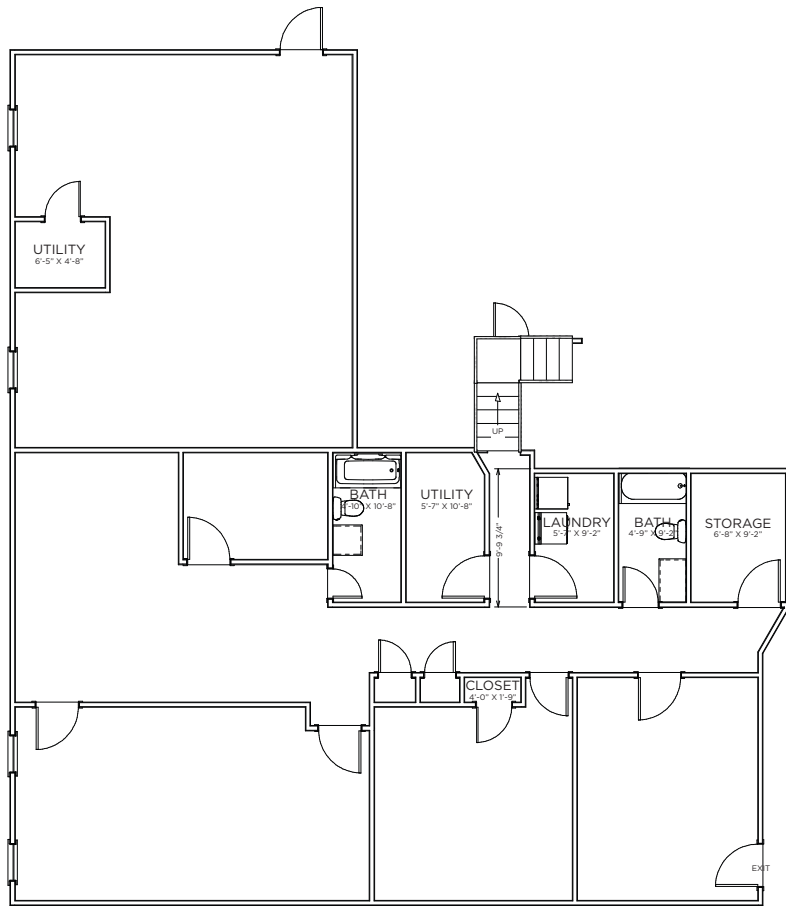


UPPER LEVEL FLOOR PLAN



# // FLOORPLAN

## LOWER LEVEL FLOOR PLAN



# // GALLERY





COLORADO STATE UNIVERSITY

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2025 Population (Pop.)	13,757	101,198	166,027
2025 Households (HH)	5,691	41,343	68,445
Average HH Income	\$96,207	\$96,394	\$109,869
Daytime Employment	30,328	69,717	101,663

# CONTACT INFO

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