



Prime Laporte Ave Frontage 1327 sq ft

Can be warehouse, grocery, laundry, office, or... will provide tenant improvement budget with 3-5 year. Lease-life is picking up on Laporte Ave. Fantastic space available for new business. Former Powerdown electrical building available for rent 1.8 miles from old town

Building is next to the very popular and successful Fox Den Coffee Shop and 1/2 block from Stodgy Brewing, & Brothers BBQ

- Triple net lease
- Great traffic and exposure on Laporte Ave
- Call or text Peter 206-849-3446

<https://fortcollins.craigslist.org/.../7602143005.html>

Check out the recent success in the neighborhood:

<https://www.coloradoan.com/.../fort-collins.../7052739001/>

