

COMMERCIAL LISTING
FOR SALE

200 South College Avenue

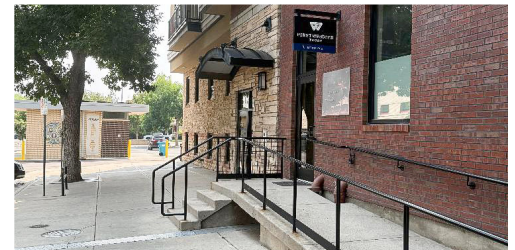
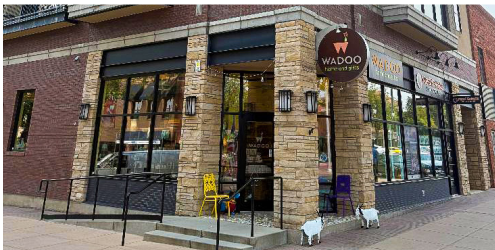
FORT COLLINS | COLORADO



Downtown Fort Collins Investment Opportunity

▪ SOUTH COLLEGE LOFTS - COMMERCIAL ▪

This Premier Real Estate Investment is Fully Leased & Features an Outstanding Tenant Mix.



For Sale. Commercial segment of the South College Lofts mixed-use project consisting of two (2) premium retail units with long term tenants, two (2) upscale office units featuring modern, functional build-outs and extra storage with capacity to rent to additional users. Property is well situated on South College Avenue in the heart of vibrant Downtown Fort Collins.

Contact Listing Broker to schedule a tour or for further information. Financial details available to Qualified Buyers.

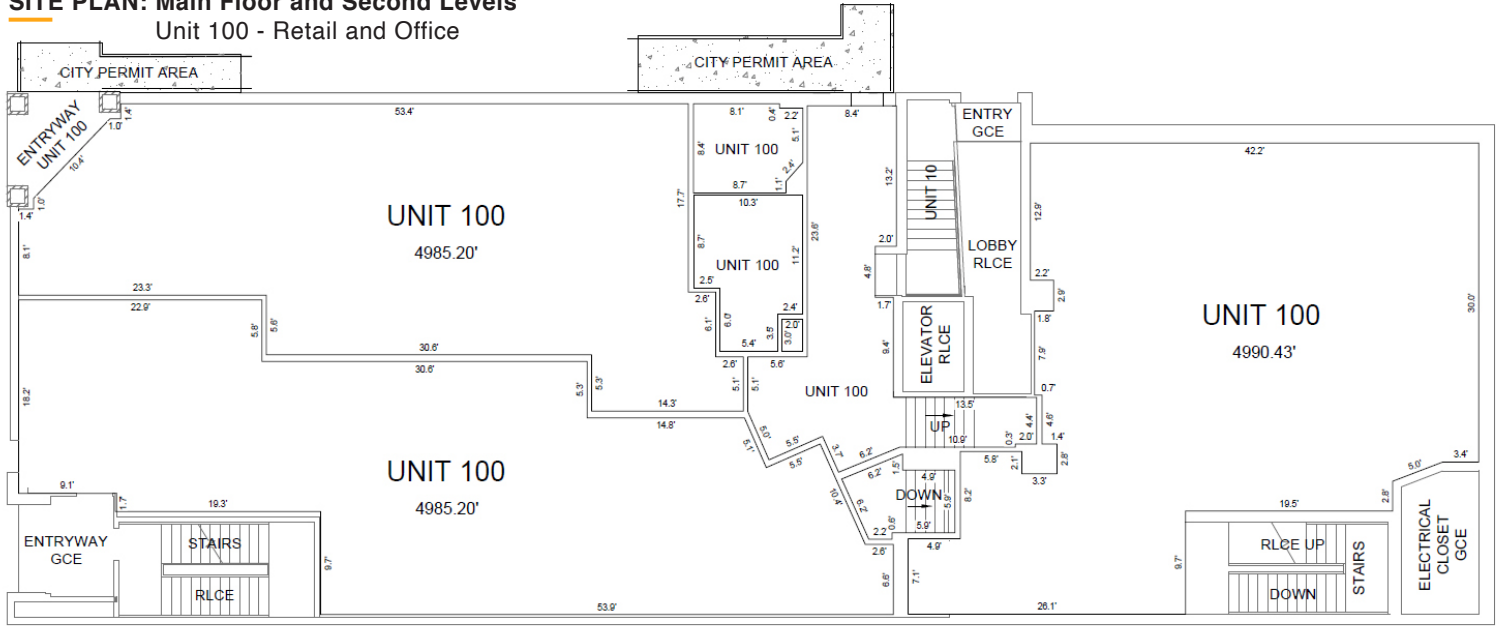
Patty Spencer BROKER
COMMERCIAL REAL ESTATE BROKERS, LLC

970.407.9900

patty@cre-brokers.com

SITE PLAN: Main Floor and Second Levels

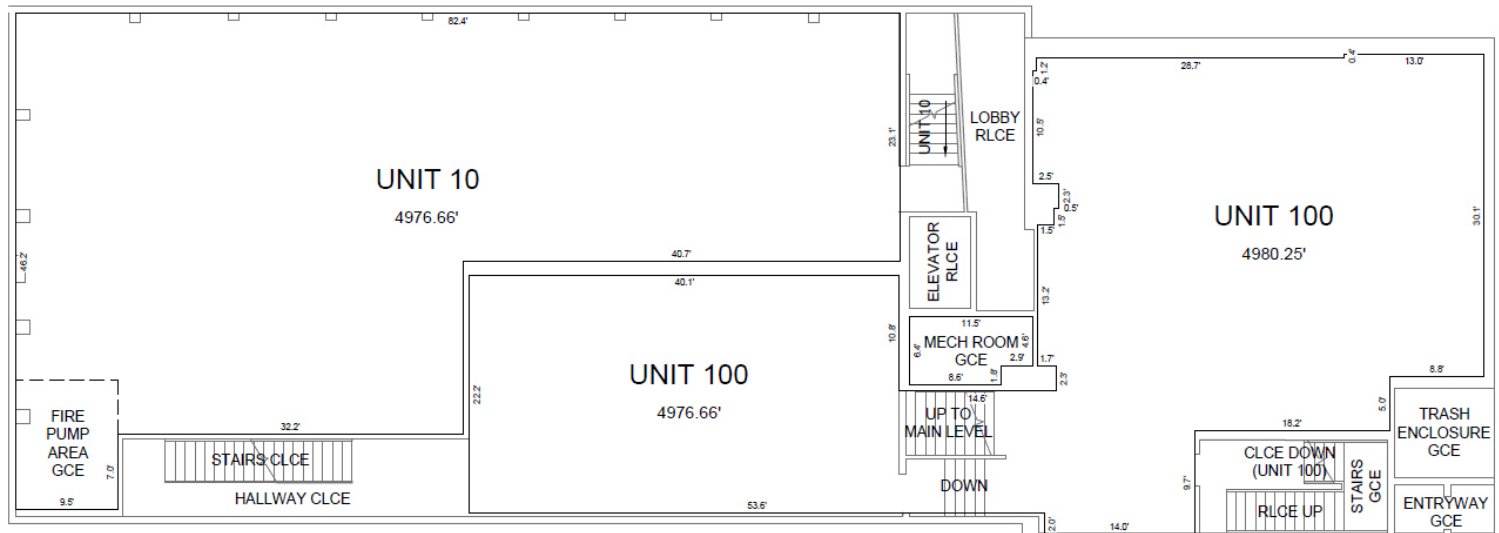
Unit 100 - Retail and Office

**PURCHASE PRICE: \$2,950,000****SUITE INFORMATION:**

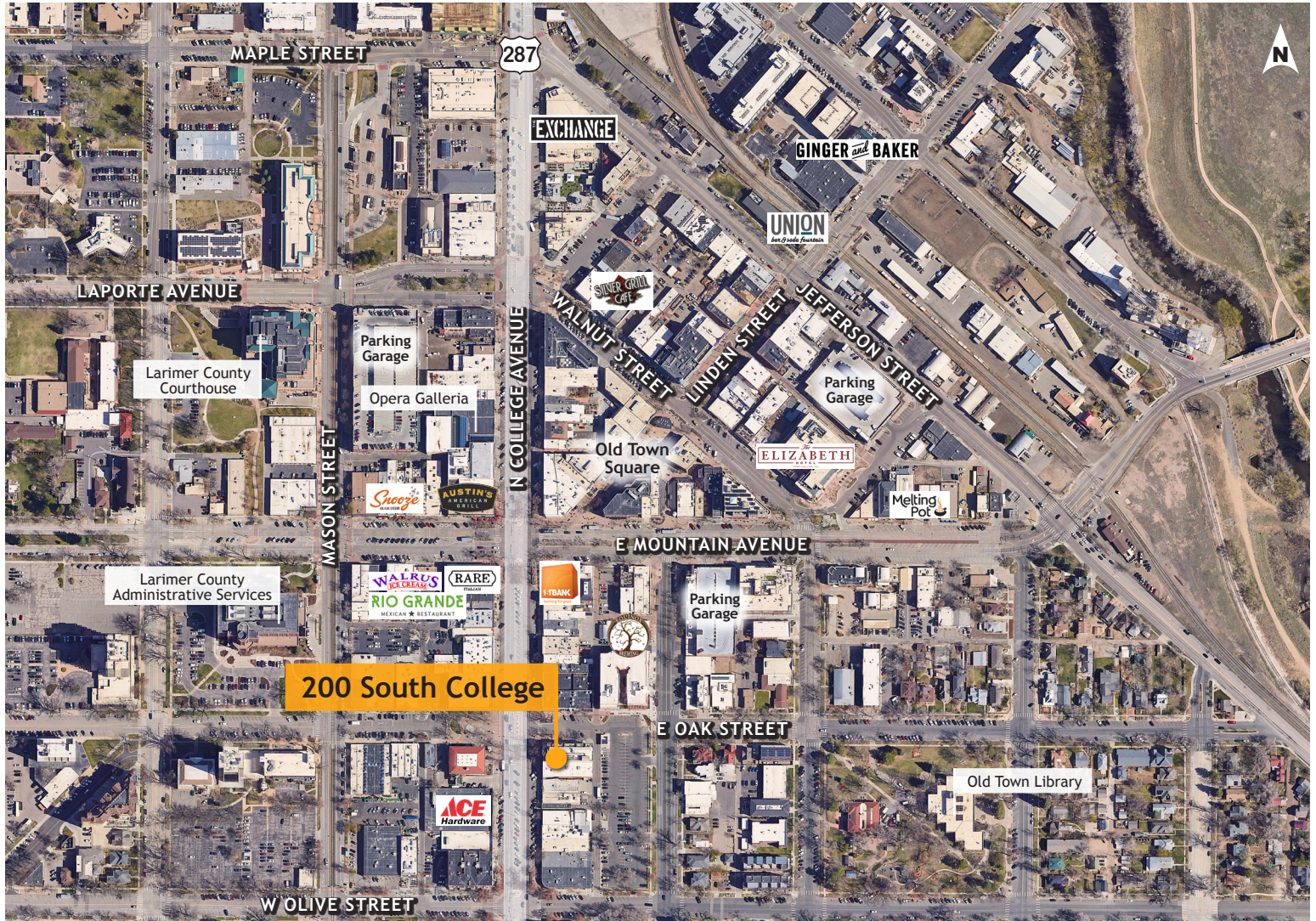
Suite	Tenant	Size (RSF)	Type
150	Wadoo Furniture	1,694	Premium Retail
160	C3 Real Estate	1,807	Premium Retail
140	Roots	2,037	Office
110	First Western Trust	3,008	Office
	Storage	2,456	Storage
Total		11,002	

SITE PLAN: Lower Level

Units 10 and 100 - Office and Storage



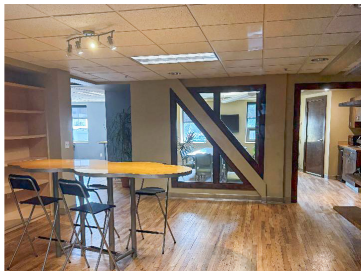
LOCATION OVERVIEW



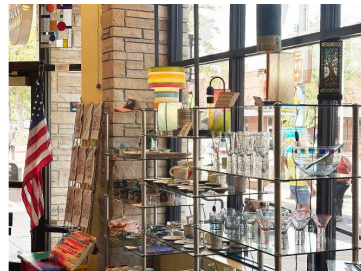
INTERIOR PHOTOS



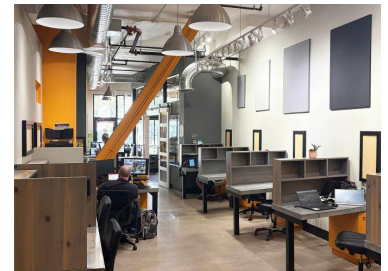
Suite 110 - First Western Trust



Suite 140 - Roots Marketing



Suite 150 - Wadoo Furniture



Suite 160 - C3 Real Estate