

RE/MAX
COMMERCIAL

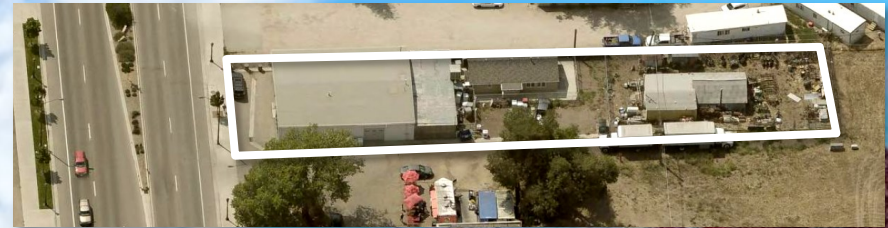
FOR SALE

1307 N. College Ave

FORT COLLINS, CO 80524

SUBSTANTIAL PRICE REDUCTION TO \$775,000

Retail, Office, and Storage w/Premium College Ave. Frontage





FOR SALE

1307 N. College Ave
FORT COLLINS, CO 80524

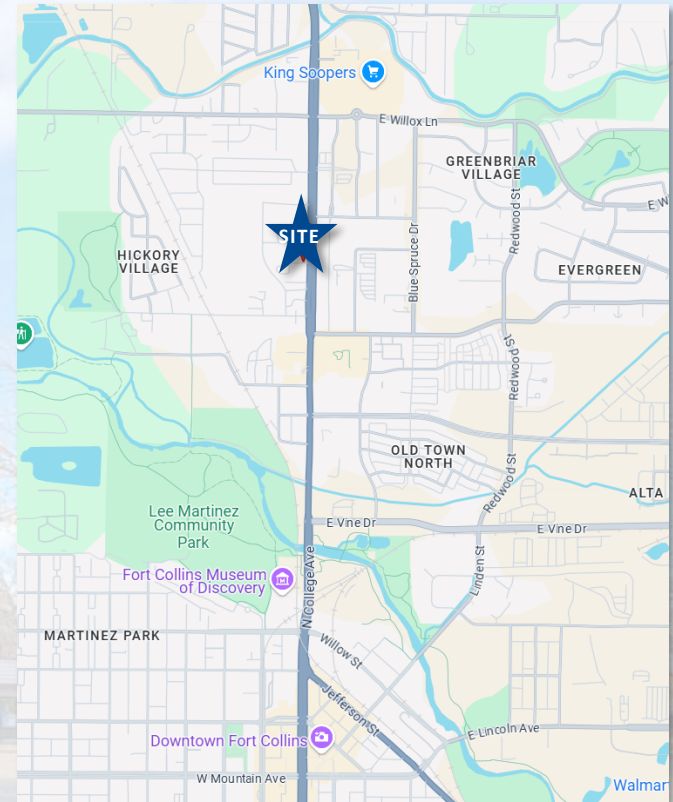
Broker Contact

MICHELLE HICKEY CRAWFORD, CCIM

RE/MAX Commercial Alliance

(970)215-7016

Michelle@NoCoMichelle.com

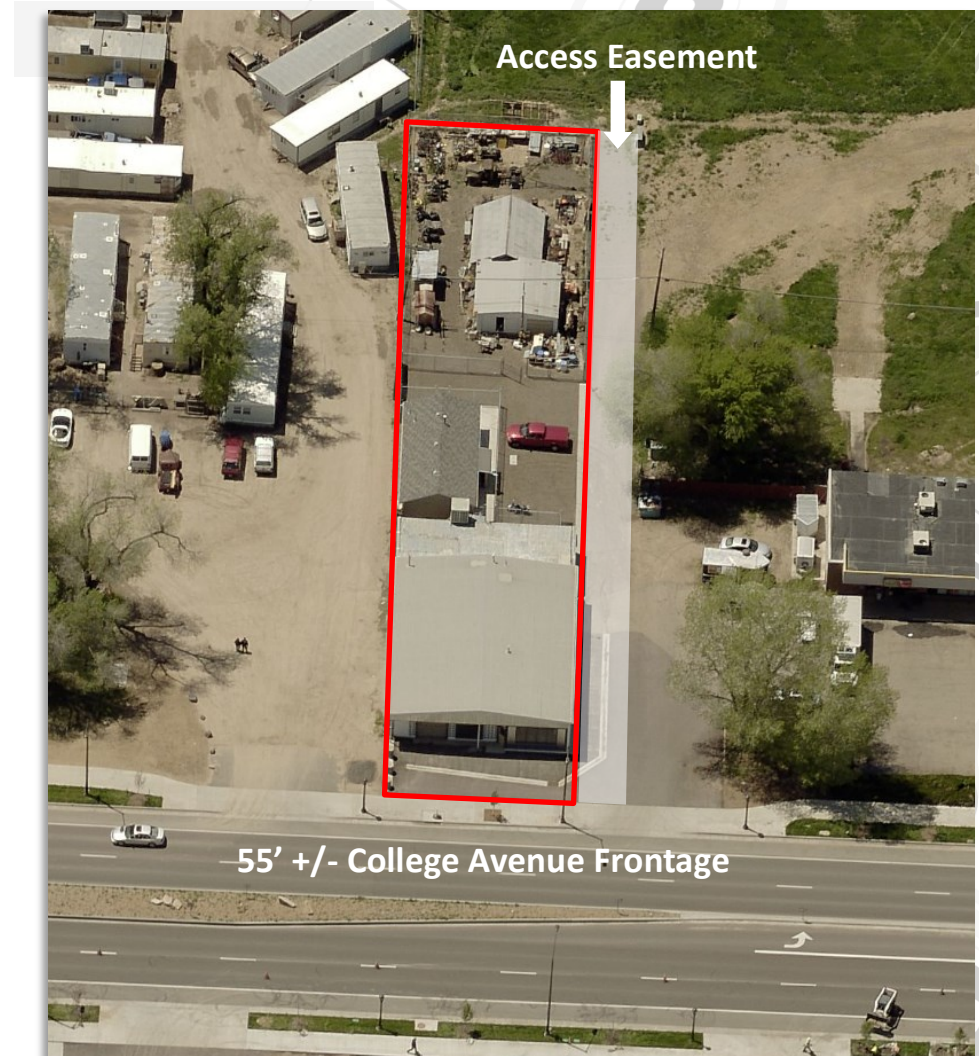


DISCLAIMER

This Offering Memorandum was prepared by RE/MAX Commercial Alliance ('Broker') solely for the use of prospective purchasers of 1307 N. College Avenue, Fort Collins, CO (the "Real Estate"). Neither Broker, the "Seller" nor any of their respective officers, employees or agents, make any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this package or any of its contents. Seller reserves the right to eliminate any portion or all of the Real Estate from any offer for sale at any time prior to the completion of a binding contract of sale executed by both Seller and a prospective purchaser. Prospective purchasers of the Real Estate are advised (i) that changes may have occurred in the condition of the Real Estate since the time of this Offering Memorandum or the financial statements therein were prepared and that (ii) all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Broker and the Seller and, therefore, are subject to material variation. Prospective purchasers of the Real Estate are advised and encouraged to conduct their own comprehensive review and analysis of the Real Estate. The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Real Estate. The Seller and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Real Estate, and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Real Estate unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller thereunder have been satisfied or waived. The terms and conditions stated in this section will relate to all of the sections of the package as if stated independently therein.

Offering Summary

- Multiple buildings for sale with 55' +/- of College Avenue frontage.
- **SUBSTANTIAL PRICE REDUCTION TO \$775,000 ~~\$875,000~~ (\$110 per sf average).**
- .41 acre parcel w/ 16' +/- easement along North boundary.
- Retail building YOC 1963.
- Total building SF is estimated at 7,050* sf:
 - 3,300 sf retail building w/College Ave frontage.
 - 1,500 sf storage space attached to front retail bldg.
 - 1,100 sf office building w/kitchen, 3 offices and open workspace.
 - 1,150 sf rear storage building. *All sizes are approximate.
- 31,898 vehicles per day on N College Ave (2017).
- Located in the 'C-S' Service Commercial District zone.
- Located within the Colorado Enterprise Zone.
- Right in/right out access from College Avenue.

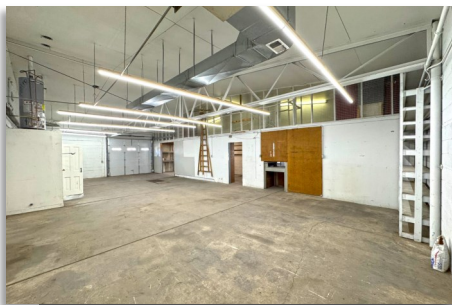
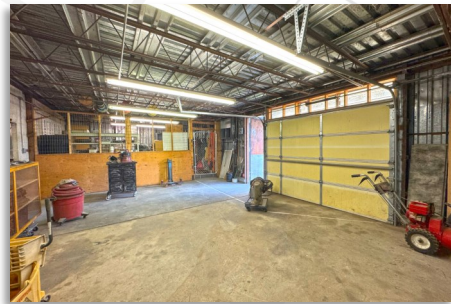


RE/MAX

COMMERCIAL

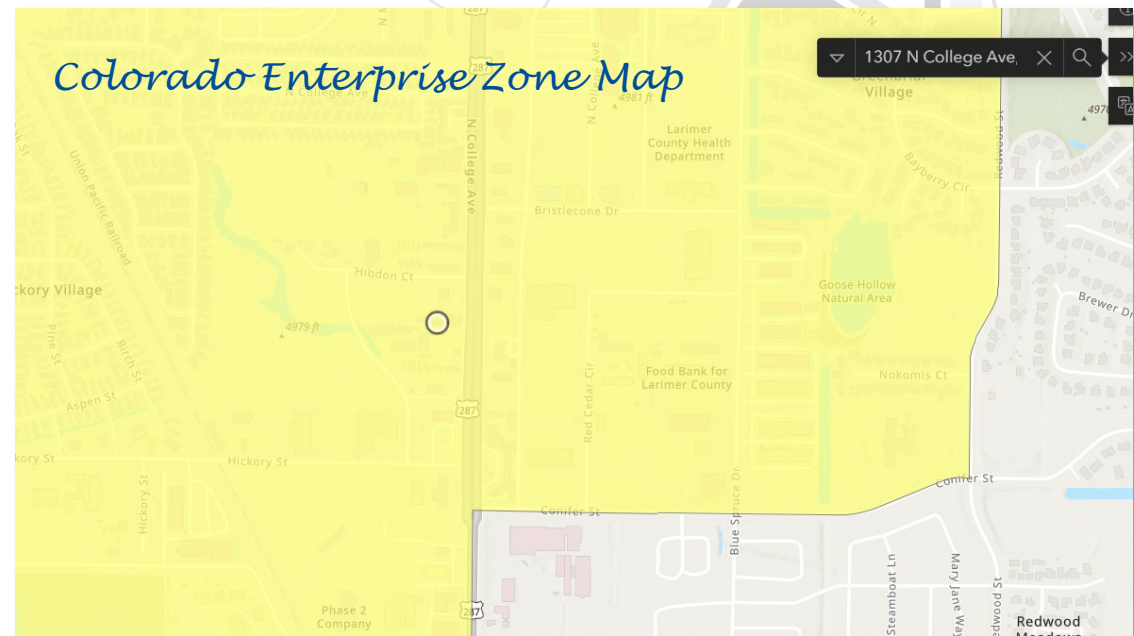
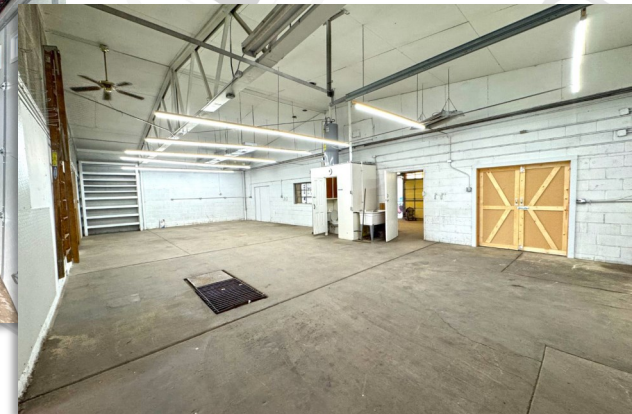
1307 N. College Ave
FORT COLLINS, CO 80524

SITE PHOTOS



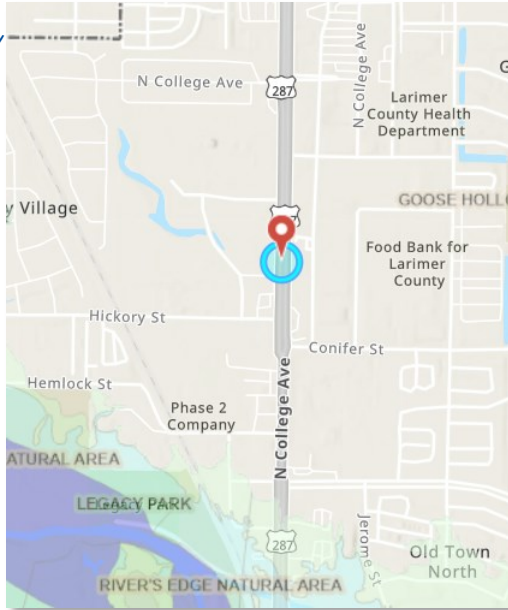
RE/MAX Commercial Alliance is pleased to present the opportunity to purchase multiple buildings located on .41 acres of land with 55' +/- of College Avenue frontage.

The site has a combined average vehicle count of 31,898 vehicles per day. The site is resides in the Colorado Enterprise Zone. The Colorado legislature created the Enterprise Zone (EZ) Program to encourage development and provides tax incentives for investing in real estate projects and operating businesses within the zone. More information about the Colorado Enterprise Zone here: <https://oedit.colorado.gov/enterprise-zone-program>

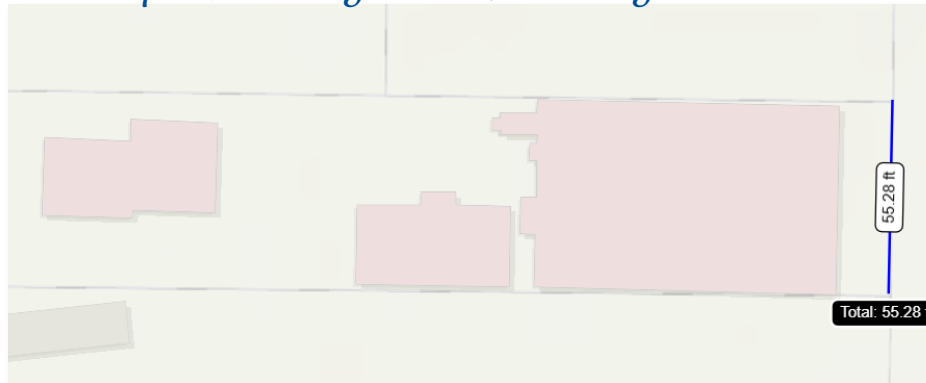


FOR SALE

Flood Plain



Parcel Map w/ College Ave Frontage



RE/MAX

COMMERCIAL

REGIONAL INFORMATION

Location Overview



Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com

RE/MAX

COMMERCIAL

REGIONAL INFORMATION

Northern Colorado Overview

TOP EMPLOYERS

Vestas

WOODWARD



SMUCKERS

UC Health

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

NoCO Snapshot

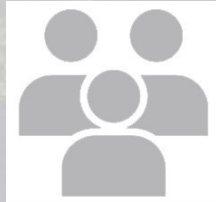
Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per
Capita Income



REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development



CONTACT

1307 N. College Ave

FORT COLLINS, CO 80524

Broker Contact

MICHELLE HICKEY CRAWFORD, CCIM

RE/MAX Commercial Alliance

(970)215-7016

Michelle@NoCoMichelle.com

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES BELIVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.