

RE/MAX
COMMERCIAL

FOR SALE

160 W. Oak Street

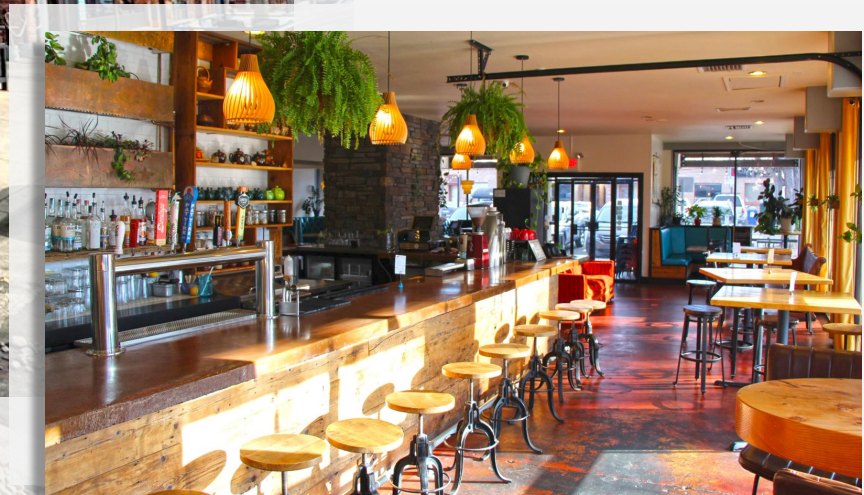
FORT COLLINS, CO 80524

**SUBSTANTIAL PRICE REDUCTION
NEW 5 YEAR LEASE IN PLACE
7.5% CAP RATE**



**Gorgeous Restaurant Space for Sale
in Prime Dtown Ft. Collins Location**

- ⇒ ~~\$1,602,857 @ 7% Cap Rate~~
- ⇒ **\$1,144,000 @ 7.5% Cap Rate**
- ⇒ 3,300 SF at Corner Oak/Mason
- ⇒ Extensive Remodel in 2015
- ⇒ **Leased through 12/31/2030 w/
One, Five Year Option to Renew
at Market**
- ⇒ Abundant Patio Space on Oak
and Mason



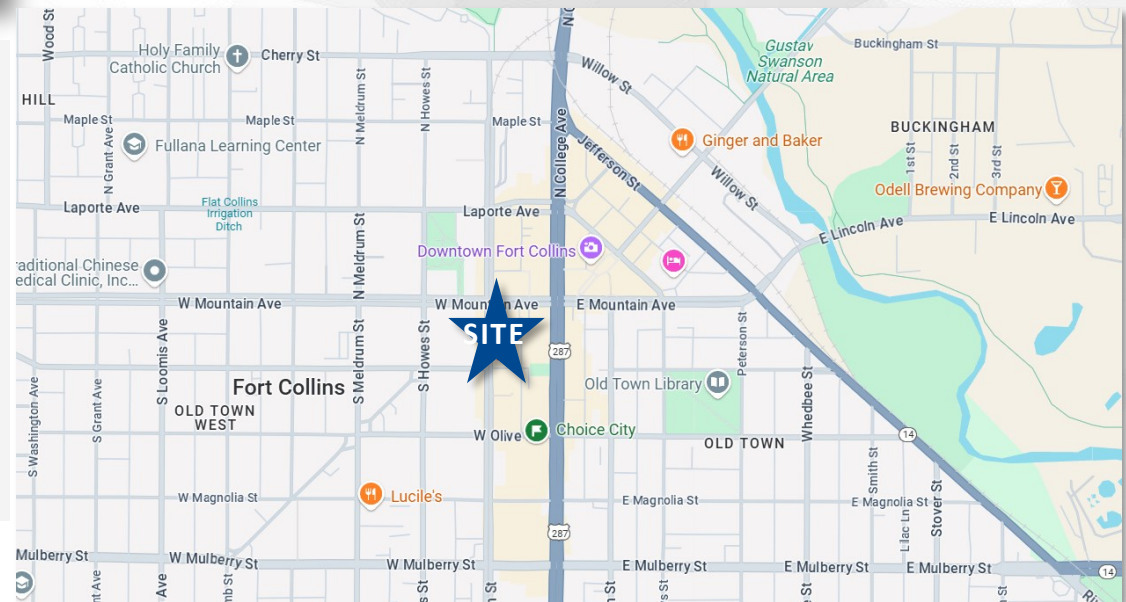
Offering Summary

- Sales Price \$1,144,000 @ 7.5% Cap Rate
- Occupied by a restaurant dedicated to providing the community with healthy, organic, plant-based cuisine crafted from scratch.
- Size 3,300 SF
- Downtown District Zoning
- Leased through 12/31/2030 w/One, Five Year Option to Renew at Market Rate



RE/MAX Commercial Alliance is Pleased to Present 160 W Oak Street Purchase Opportunity

Beautifully curated restaurant space at the corner of Oak and Mason in Downtown Fort Collins. This property went through an extensive remodel in 2015. The location provides premium exposure in the heart of Downtown Fort Collins. The space has floor to ceiling walls throughout creating a desirable environment. The City of Fort Collins downtown district zoning provides flexibility.

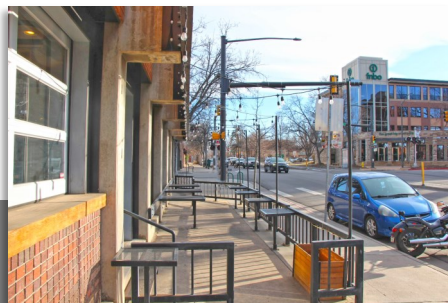


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SITE PHOTOS

160 W. Oak Street
FORT COLLINS, CO 80524





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This Offering Memorandum was prepared by RE/MAX Commercial Alliance ('Broker') solely for the use of prospective purchasers of 160

DISCLAIMER

W Oak Street, 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.

Broker Contact

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