

RE/MAX
COMMERCIAL

FOR SALE

4836 S. College Avenue
FORT COLLINS, CO 80525

SUBSTANTIAL PRICE REDUCTION



~~\$1,176,380 (\$141.27 PSF Avg)~~

- **\$999,240 (\$120 PSF Avg)**
- Currently 8 Suites Total - Easily Combinable.
- Size 8,327 SF Total:
 - 4,296 Main Level
 - 4,031 SF Lower Level
- Expansive Remodel in 2015
- Two Private Parking Lots
- College Avenue Main Arterial Exposure/Access with 32,000 VPD

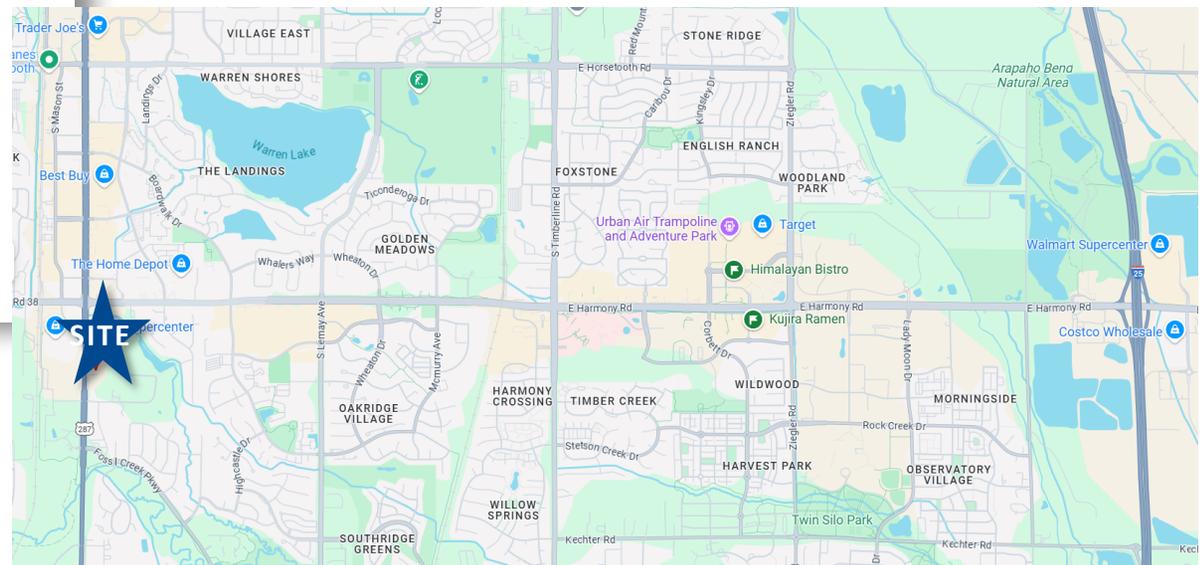


Offering Summary

- Sales Price ~~\$1,176,380 (\$141.27 PSF Avg)~~
\$999,240 (\$120 PSF Avg)
- The building is partially occupied by two tenants.
- Perfect for an owner occupant, a buyer seeking to occupy with some rental income and the ability to expand over time, or an investor buyer.
- Currently 8 suites total but easily combinable.
- Size 8,327 SF Total:
 - 4,296 Main Level
 - 4,031 SF Lower Level
- YOC 1978. Expansive Remodel in 2015
- Two Private Parking Lots
- City of Fort Collins CG Zoning

RE/MAX Commercial Alliance is pleased to present the opportunity to purchase a free standing building w/College Avenue Exposure.

4836 S College Avenue is a free standing building with College Avenue frontage at 32,000 vehicles per day. This property provides premium exposure and easy access between Fort Collins and Loveland. The sale includes two parcels, two parking lots, and an 8,327 sf building. Perfect for an owner occupant, a buyer seeking to occupy with some rental income and the ability to expand over time, or an investor buyer. Expansive windows throughout makes a desirable environment and the City of Fort Collins CG zoning provides flexibility for future uses.



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SITE PHOTOS

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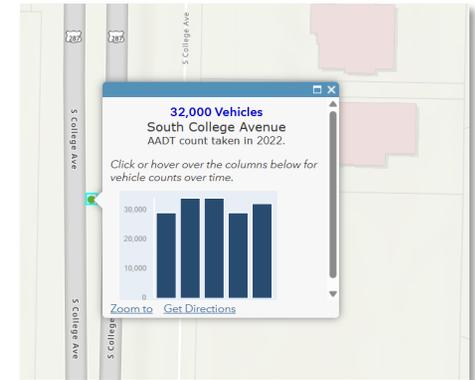
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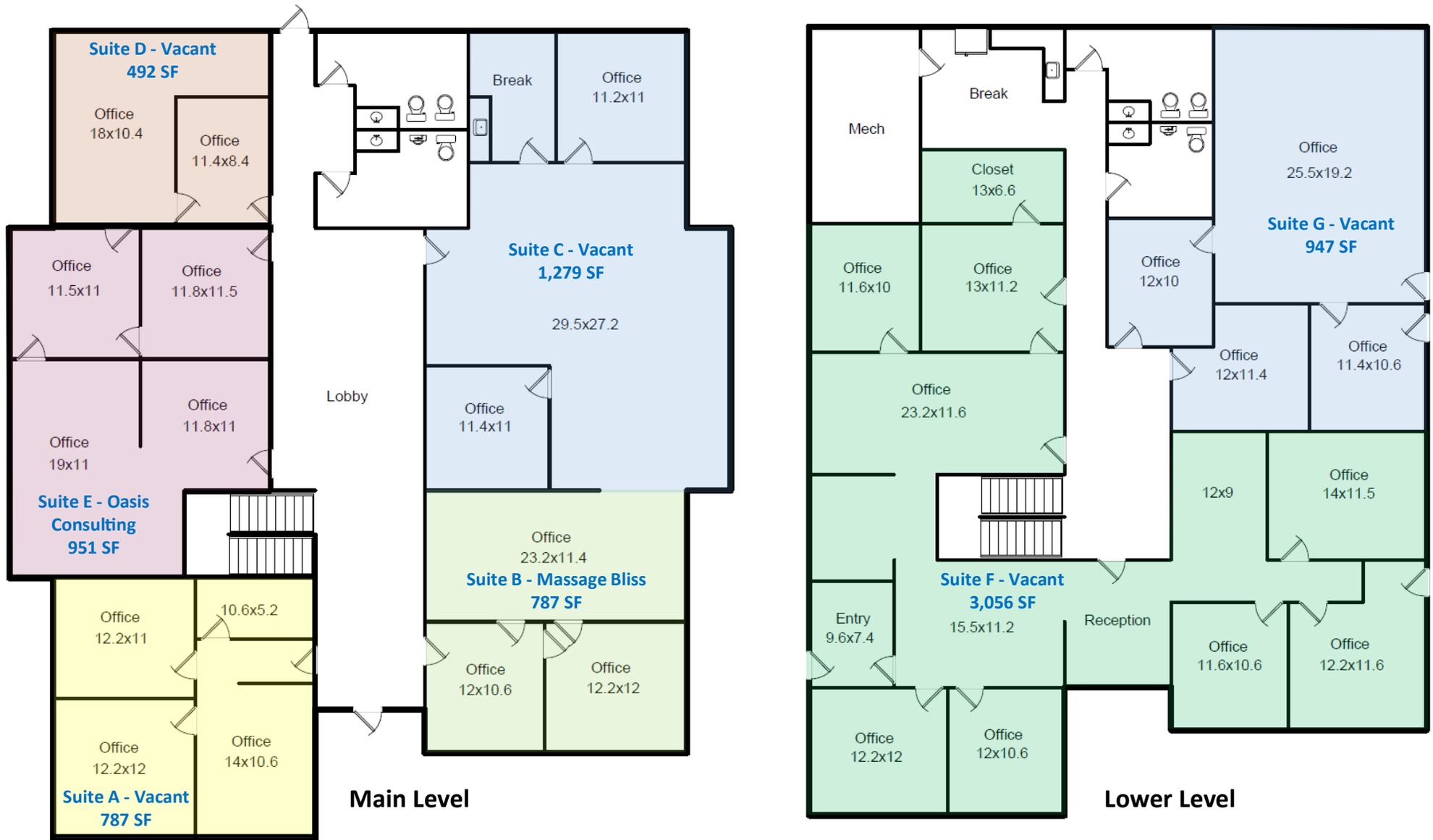
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Parcel Map—Includes Two Parcels



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FOR SALE

Substantial Price Reduction

4836 S College Avenue											
SUITE	SF	TENANT	START DATE	EXP. DATE	MO/RENT	ANN ESCLS	NNN	MO/NNN	UTILITIES	OPTION	SEC. DEP.
A	787	Available to Occupy									
B (12)	787	Massage Bliss	5/5/2023	5/31/2026	\$800.00	3.00%	NA	NA	Currently Incl in Rate	1, 2 year at 3%	\$414.00
C	1,279	Available to Occupy									
D	492	Available to Occupy									
E	951	Oasis Consulting Group	3/1/2023	mo to mo	\$750.00		NA		Currently Incl in Rate	None	\$750.00
F (11)	2,494	Available to Occupy									
G	947	Available to Occupy									
H	787	Available to Occupy									
	8,524	8,327 per property records									
Monthly Income					\$1,550.00			\$0.00			
Annual Gross Rental Income Incl NNN Reimbursement								\$18,600.00			
EXPENSES											
Operating Expenses											
		Real Estate Taxes - 2025 Payable 2026			\$18,740.27						
		Property Insurance			\$9,539.75						
		Common Area Maintenance (snow removal, landscape)			\$6,604.34						
		Utilities (trash, electric, water, gas)			\$11,093.51						
Total Operating Expenses								\$45,977.87			
NET OPERATING INCOME								-\$27,377.87			

Page 1



CONTACT

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SUBSTANTIAL PRICE REDUCTION

DISCLAIMER

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Broker Contact

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