

RE/MAX
COMMERCIAL

FOR SALE

108 Coronado Court

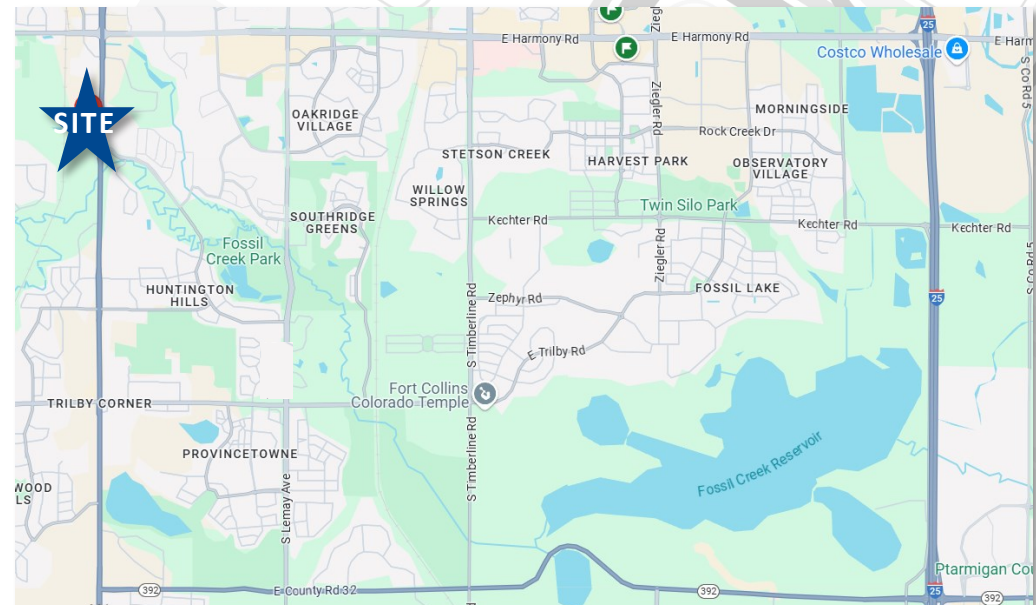
FORT COLLINS, CO 80525



Freestanding Building for Sale

Offering Summary

- Priced aggressively at \$845,000 (\$139 per sf).
- 108 Coronado Court contains a total of 6,080 sf. Main and upper levels total 3,520 sf plus a 2,560 sf walk out lower level.
- Perfect for the owner occupant seeking to offset their monthly costs as the lower level is leased until March 19, 2026. The lease has two, three year options to extend with 3% annual escls. Current rent on the lower level is \$2,300 a month gross.
- 2025 expenses est. at \$4.89 per sf incl. NNN and util.
- Highly accessible convenient location between Fort Collins and Loveland.
- Plentiful parking directly in front of the building and additional parking within the association.
- Located in the General Commercial zoning district.
- YOC 1998.
- Abundant natural light throughout with two kitchenettes and four restrooms (one includes a shower).



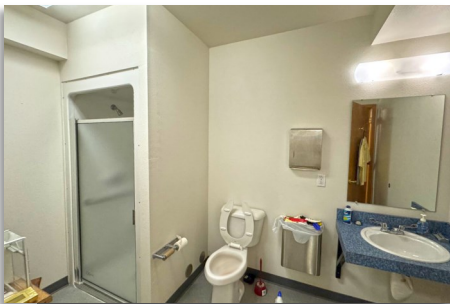
RE/MAX

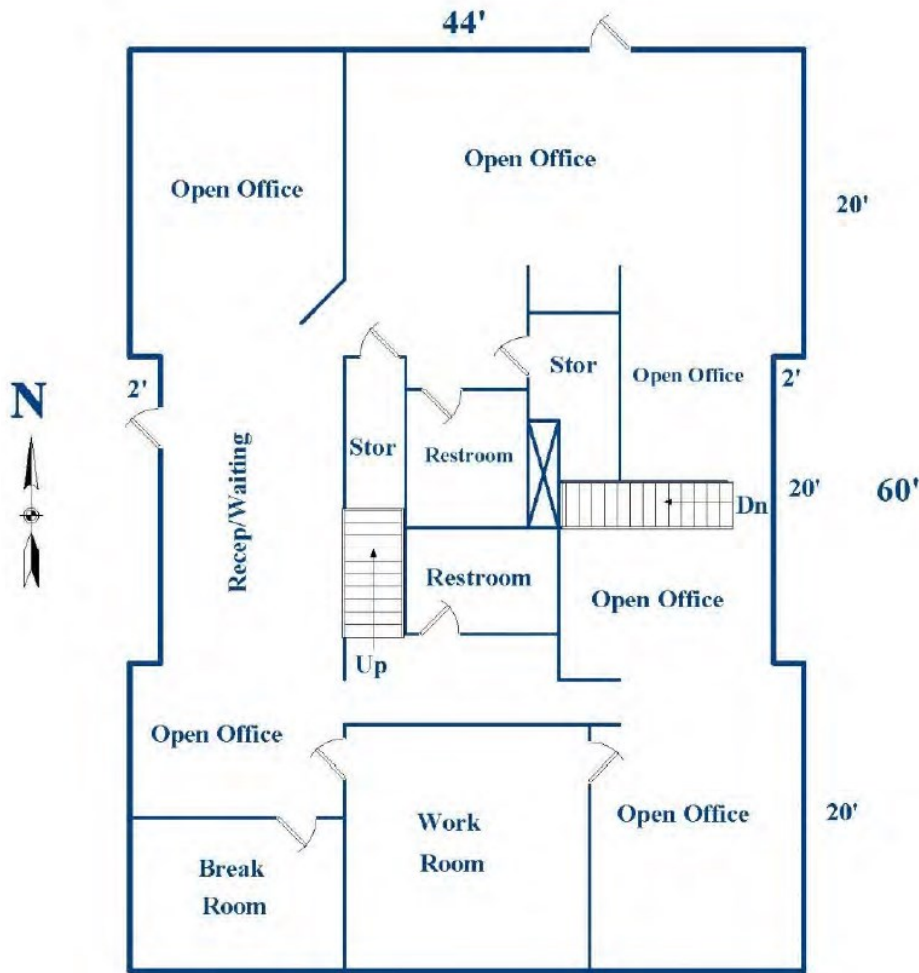
COMMERCIAL

SITE PHOTOS

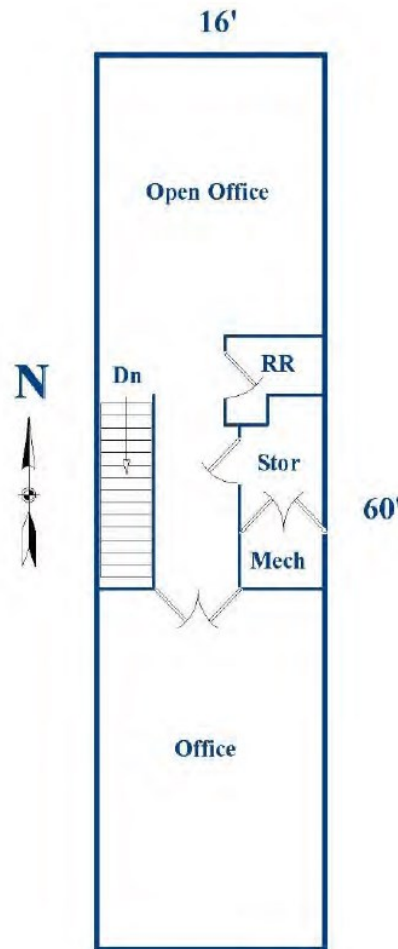
108 Coronado Court

FORT COLLINS, CO 80525



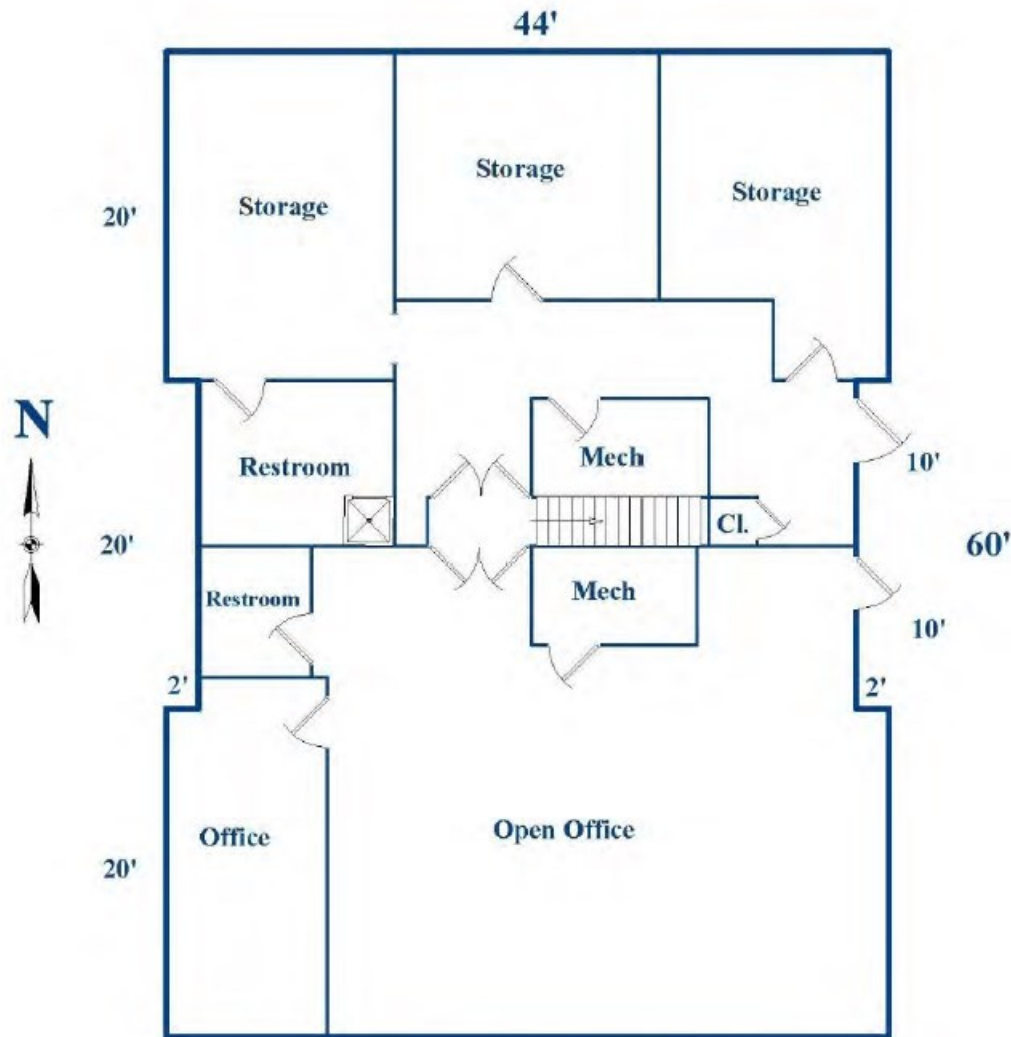


MAIN LEVEL - 2,560 SF



UPPER LEVEL - 960 SF





LOWER LEVEL - 2,560 SF



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



CONTACT

108 Coronado Court

FORT COLLINS, CO 80525

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.