

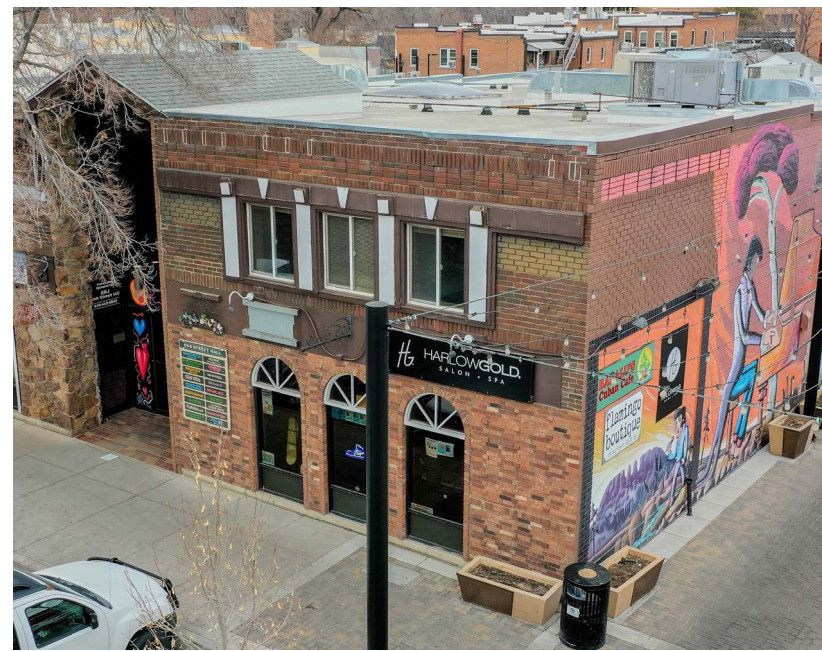


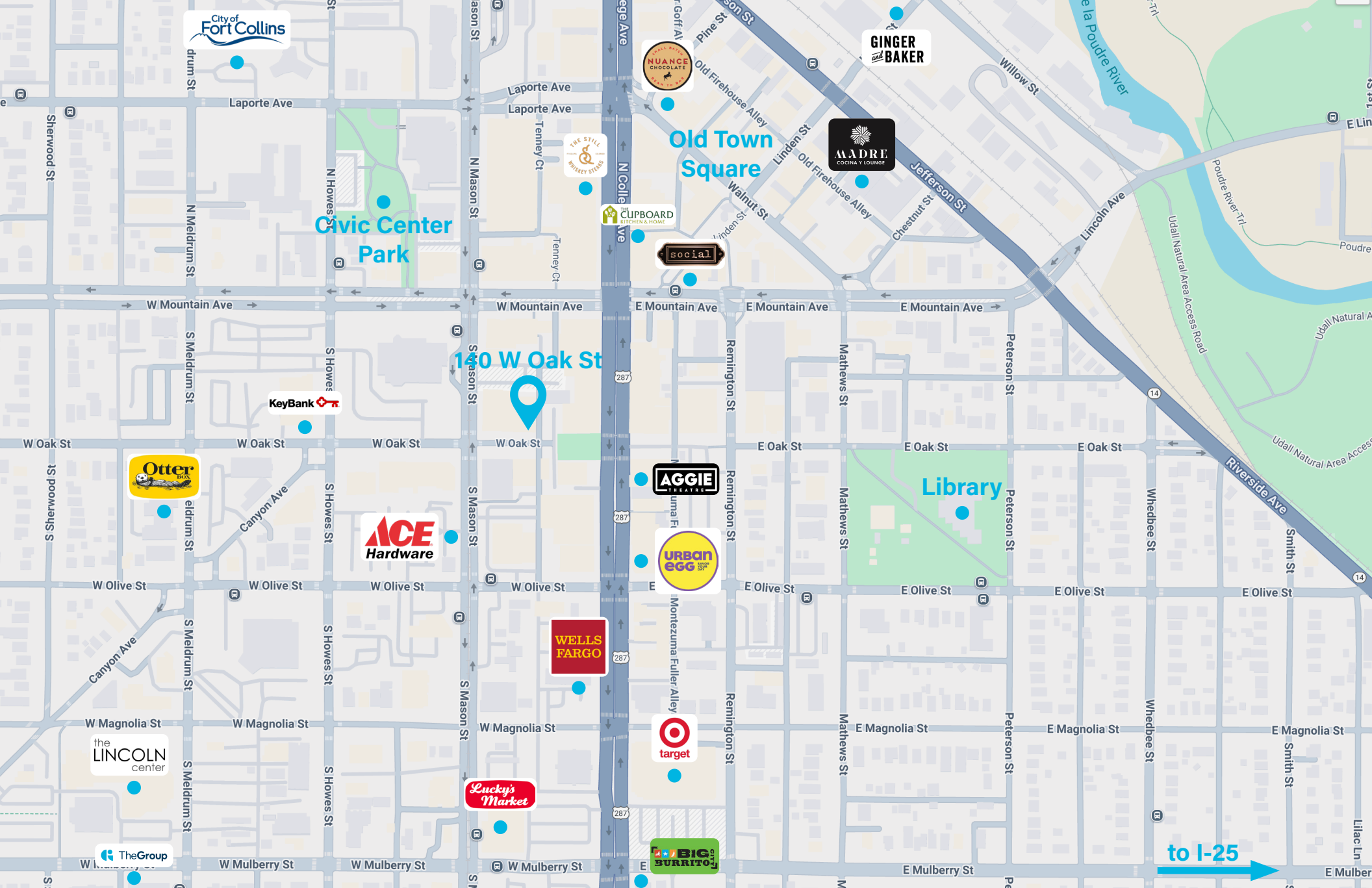
SALE OVERVIEW

- Convenient downtown location
- Adjacent to Oak Street Plaza
- Zoning - D - Downtown
- Fully leased
- High volume of pedestrians

Price:	\$2,400,000
Price/SF:	\$199.23
Building	Size: 13,050 SF
Number of Tenants:	18
Lot Size:	0.18 AC
Year Built:	1925
Building Height:	2 Stories
Zoning:	D (Downtown District)







140 W Oak St

to I-25 



RENT ROLL

140 Oak Street

Total RSF

Tenant	Expiration Date	Monthly Rent	Annual Rent
110 Flamingo	Jan 2027	\$2,097.00	\$25,164.00
120 Babalu's	Jan 2027	\$872.00	\$10,464.00
130 Babalu's	Jan 2027	\$1,278.00	\$15,336.00
140 Harlow Gold (240 & 260)	Jul 2028	\$2,275.00	\$27,300.00
150 BIPOC	Sept 2026	\$2,930.00	\$35,160.00
160 Frida Azul	Available	\$1,594.00	\$19,128.00
170 Flamingo	Jan 2027	\$1,500.00	\$18,000.00
210 Fort Collins Garage Doors	Jan 2027	\$820.00	\$9,840.00
210 B&A Ventures	Mar 2028	\$820.00	\$9,840.00
220 Sustainscape	Mar 2026	\$660.00	\$7,920.00
230 Oak Street Vintage	Jan 2027	\$1,200.00	\$14,400.00
250 Surrenderance	Jan 2026	\$700.00	\$8,400.00
270 Wayfaring Stranger Tattoo	Mar 2027	\$770.00	\$9,240.00
280 Hygieia Equilibrium	Jan 2027	\$950.00	\$11,400.00
290A Flamingo	Jan 2027	\$325.00	\$3,900.00
290B iCandy	Dec 2026	\$424.00	\$5,088.00
290C Hygieia Equilibrium	Jan 2027	\$200.00	\$2,400.00
295 Gypsy Soul	Jan 2027	\$450.00	\$5,400.00
Totals		\$19,865.00	\$238,380.00

Rentable Square Footage Calc

Gross Building SF	13,050
Usable SF	9,852

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FINANCIAL SUMMARY

Conceptual/Estimated Operating Expenses

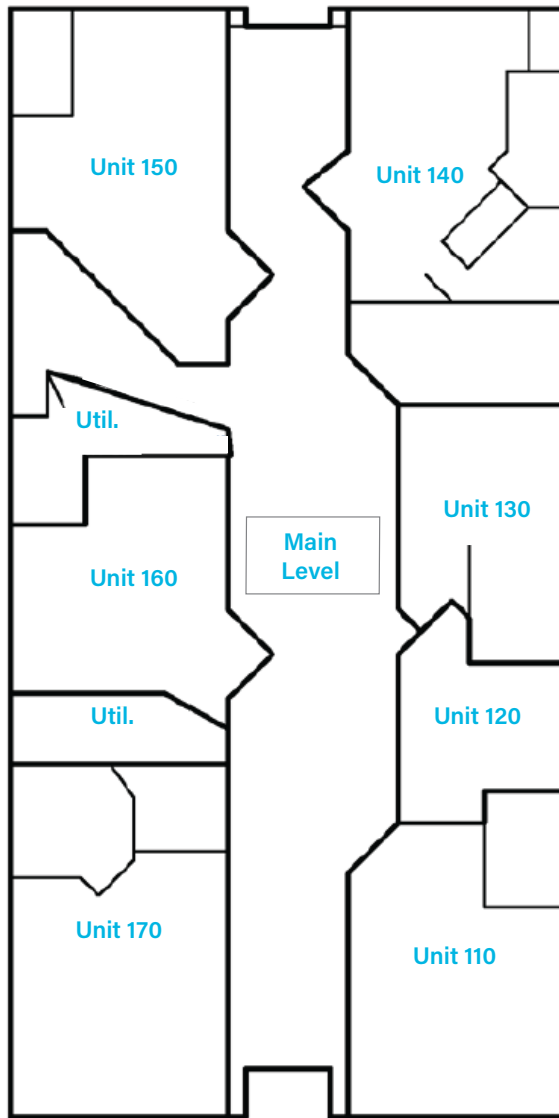
Insurance	\$17,341.00
Real Estate Tax	\$78,222.24
Maintenance	\$8,980.00
Utilities	\$23,081.00
Total Estimated Op Ex.	\$127,624.24

Conceptual/In-Place NOI

Gross Rental Income	\$238,380.00
Estimated Op Ex.	\$127,624.24
Net Operating Income (NOI)	\$110,755.76



FIRST FLOOR



SECOND FLOOR

