

# 1101

ACADEMY CT 5  
FORT COLLINS, CO 80524

FOR SALE OR LEASE WITH OPTION TO PURCHASE



**SALE PRICE: \$1,363,050 (\$225/SF)**

**LEASE RATE: \$11.95/SF NNN | NNN EXPENSES: \$6.84**



# PROPERTY PROFILE



**6,058 SF**  
CONDO SF



**2000**  
YEAR BUILT



**1 - 14'X14'**  
OHDS



**50 X 50**  
OFFICE/SHOWROOM DIMENSIONS



**75 X 50**  
WAREHOUSE DIMENSIONS



**I - INDUSTRIAL DISTRICT**  
ZONING - TOWN OF FORT COLLINS



**120/208V 3 PHASE**  
**225 AMP X2**  
POWER



**FULL HVAC**  
OFFICE/SHOWROOM CLIMATE



**GAS HEATERS**  
WAREHOUSE CLIMATE



**FLOOR DRAINS**



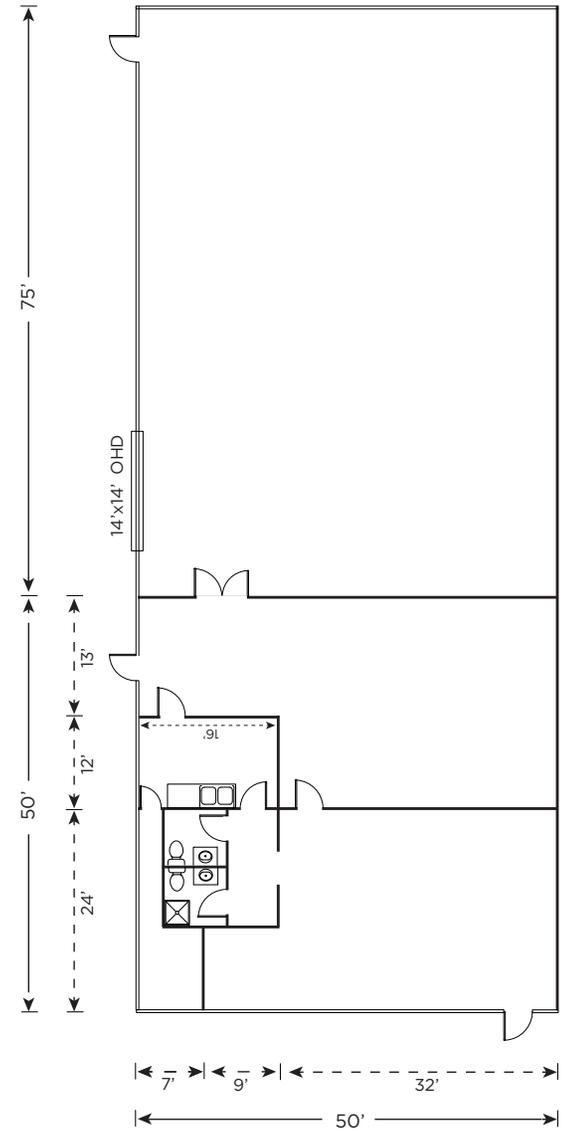
**H-3 ROOM**  
CAN STORE  
FLAMMABLE LIQUIDS



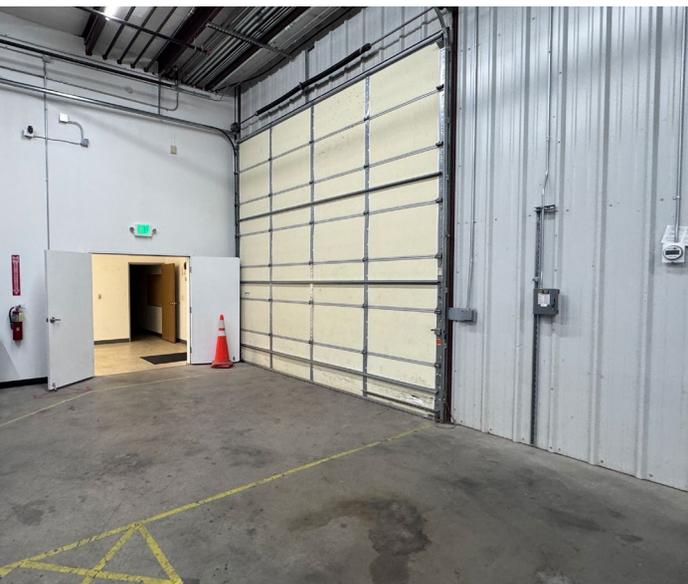
**UPGRADED  
SPRINKLER SYSTEM**



# PROPERTY FLOOR PLAN



# PROPERTY PHOTOS



# LOCATION MAP



## DEMOGRAPHICS



**172,581**  
2024 POPULATION



**70,117**  
2024 HOUSEHOLDS (HH)



**\$115,235**  
AVERAGE  
HH INCOME



**7,132**  
BUSINESSES

Source: ESRI

1101 Academy Ct 5

# 1101 ACADEMY CT 5

FORT COLLINS, CO 80524



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