

FOR SALE

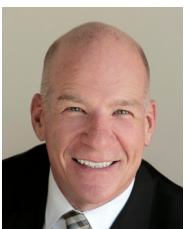
2002 Caribou Dr #102-A
Fort Collins, CO 80525

**PREMIUM OFFICE CONDO
INVESTMENT OPPORTUNITY
\$600,000.00**



OFFERING HIGHLIGHTS

- Main Level Office Condo
- High-end finishes throughout
- Common area lobby and restrooms
- New HVAC systems in 2020
- Located in south-central Fort Collins



Craig C. Hau

Partner/Senior Commercial Advisor

970.222.0077 Mobile | 970.229.0700 Office
chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528
www.craighau.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 3.21.2025



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SALE OVERVIEW

Sale Price:	\$600,000.00
Airspace SF:	1,930 SF
Rentable SF:	2,174 SF
CAP Rate:	7.02%
2024 Taxes:	\$12,239.54
2025 OA Dues :	\$12,761.56 (Annual), \$1,063.46 (per month)
Year Built:	2004
Market:	Northern Colorado
Sub Market:	Fort Collins

INVESTMENT OVERVIEW

Property:	High-quality office investment opportunity in South Central Fort Collins located in the coveted Timberline Office Park. Suite 102-A was remodeled in 2016 and is occupied by a Tenant with strong financials. Contact Listing Broker for a Confidentiality Agreement to get more information on the existing Tenant.
Location:	Located in South Central Fort Collins on Timberline Rd, just north of Harmony Rd, and less than ten minutes from Interstate-25.



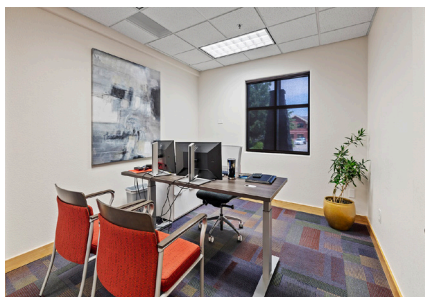
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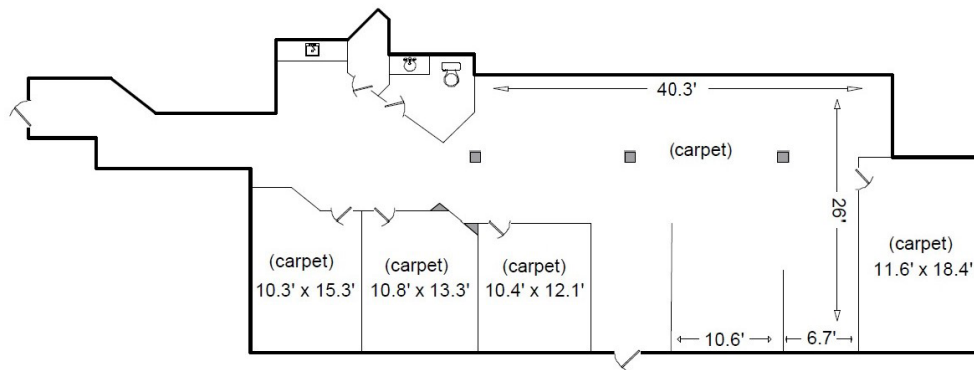
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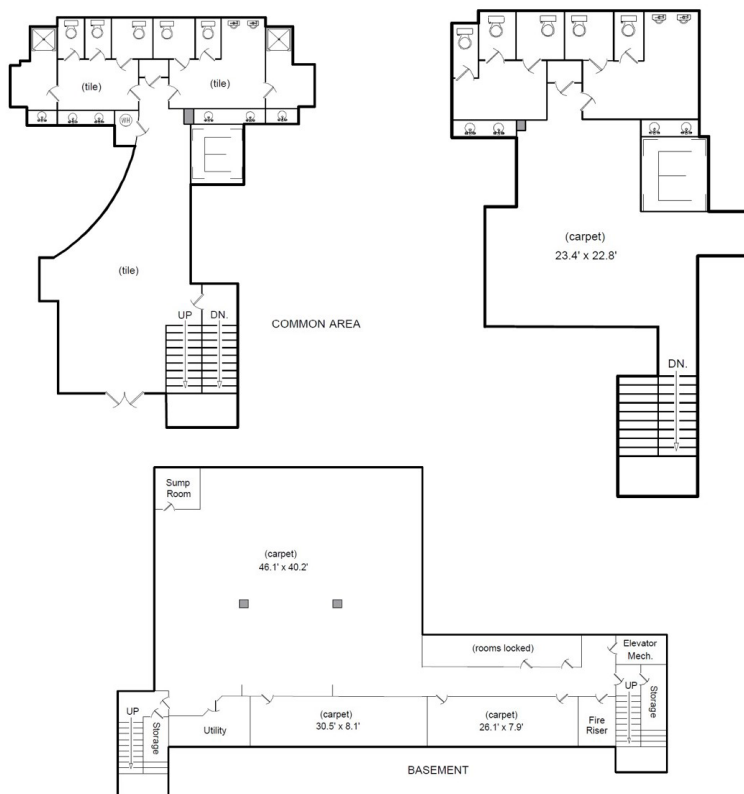


OFFICE FLOOR PLAN



SUITE 102A

COMMON AREA FLOOR PLAN



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