

**2339 E Mulberry St**  
Fort Collins, CO

**FOR SALE**



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+/- 36,950 VPD

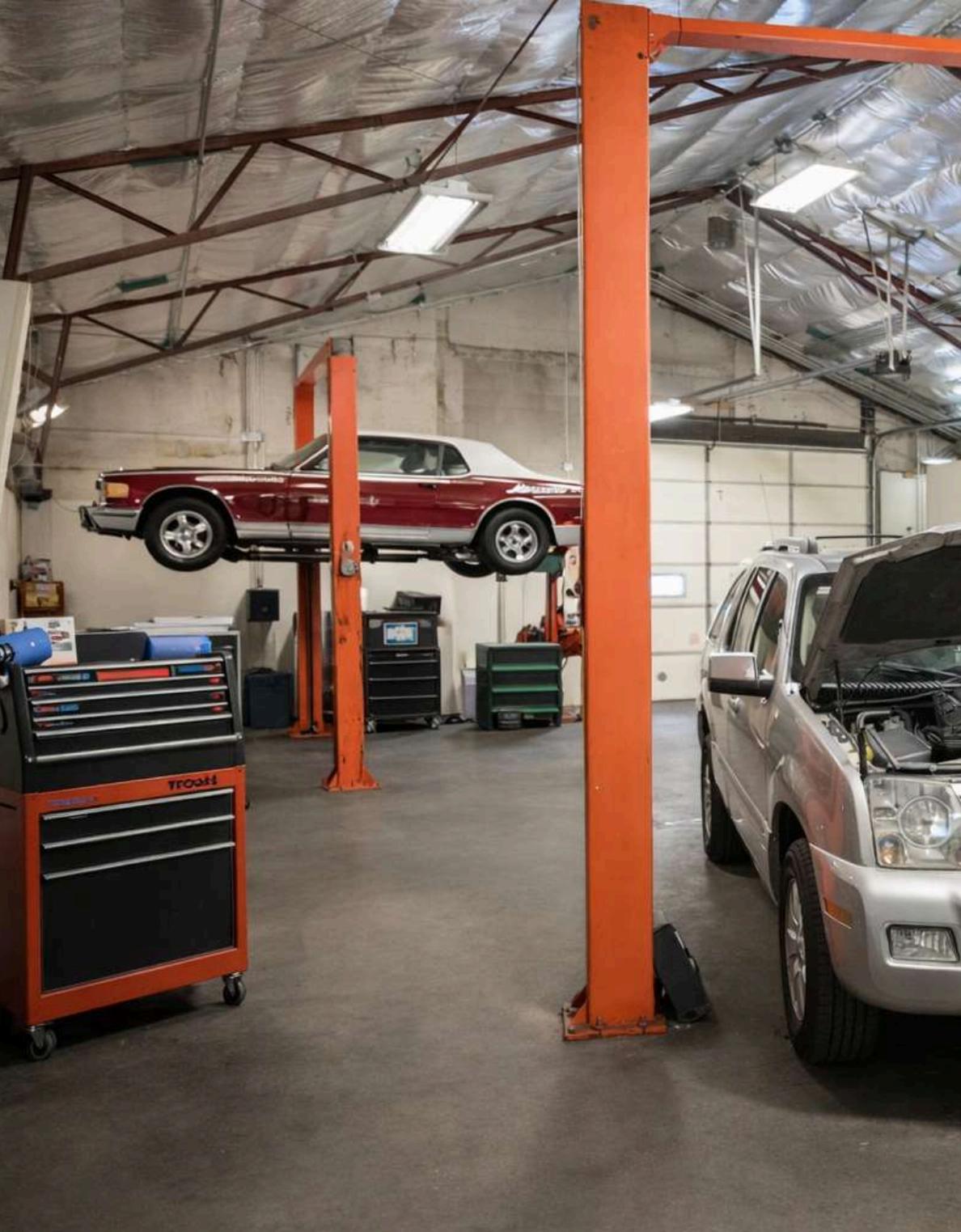
E Mulberry St

S Timberline Rd

### Property Notes:

The site comprises a commercial automotive repair facility of approximately 3,124 sq ft of building space on a 0.33 acre lot. It has historically been used as an auto repair and maintenance shop. The building supports general automotive service operations and is equipped to accommodate vehicle maintenance, diagnostic, and repair functions typical for a full-service independent auto shop. **All FF&E is included in the purchase price.**

Asking Price:	\$1,200,000
Building Size:	3,124 SF
Lot Size:	±0.35 Acres
Built/Renovated:	1959/2008
Zoning:	AE



## Location Description

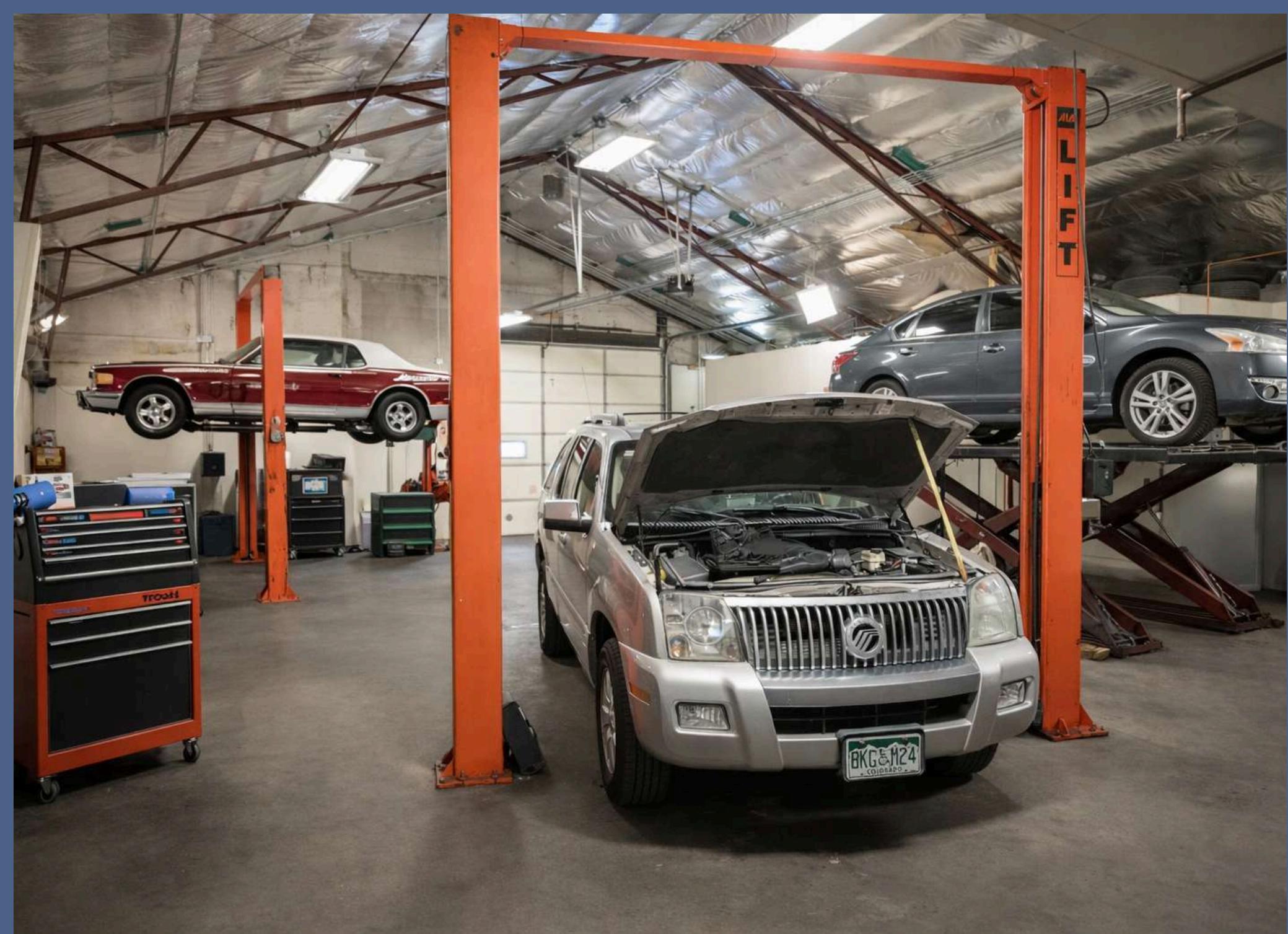
2339 E Mulberry St is situated in Fort Collins, Colorado, in a mixed commercial-industrial corridor east of the city's downtown core, with good visibility from Mulberry Street, a busy east-west thoroughfare in the area.

The property lies within Larimer County and is part of an established automotive and service-oriented neighborhood with convenient access to major roads and a strong local traffic base. The address supports both local vehicle traffic and customers from surrounding communities.

## Highlights

- Approx. 3,124 sq ft dedicated to automotive service use.
- Approximately 0.35 acre, suitable for vehicle parking, service drive-through, and outdoor storage.
- Prominent front-of-building service reception area
- Established auto repair and maintenance facility serving the Fort Collins area.
- Long-standing independent shop specializing in Saab, Subaru, and general automotive care.
- Located on a well-traveled commercial corridor with good visibility for customers.
- Commercial classification supporting automotive and service uses.
- All FF&E is included in purchase price
- Three automotive lifts













# Take the Next Step

Contact US



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