

Versatile Live/Work OPPORTUNITY FOR SALE

➤ PREMIER LOCATION • 1.08 ACRE LOT • HIGH-PROFILE VISIBILITY



2920 East Mulberry Street - Fort Collins, Colorado

2920 East Mulberry Street presents a rare and versatile live/work opportunity situated on a premier 1.08-acre lot. This uniquely flexible property features a residential home that serves perfectly as a primary residence or can be easily transitioned into a professional office or business headquarters. Complementing the home is a robust 960 SF freestanding flex-garage building, featuring three overhead doors and a private rear office, ideal for housing equipment, inventory, or a creative workshop.



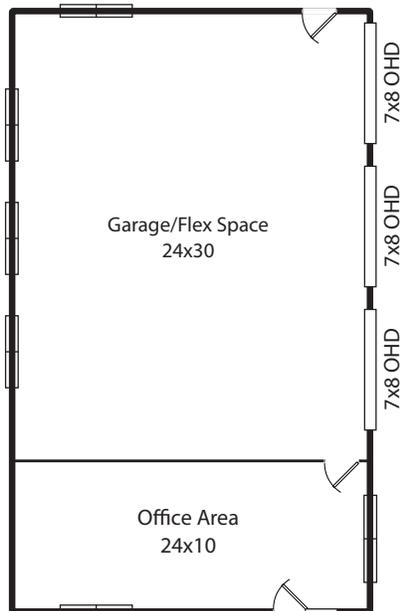
Property Details

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> OWNER/OCCUPANT READY! • A UNIQUELY FLEXIBLE PROPERTY!



The C-D (Commercial Destination) zoning unlocks a world of potential for the savvy entrepreneur looking to eliminate their commute and consolidate overhead costs into one strategic location. With an expansive outdoor yard, high-profile visibility, and immediate access to the I-25 corridor, this property isn't just a place to run a business—it's a foundation for a balanced, efficient lifestyle. The current residential tenant is on a 30-day notice, offering a seamless transition for an owner-occupant ready to take their business to the next level.



Garage/Flex Building - 960 SF

2920 East Mulberry Street is ideal for businesses in need of outdoor yard space, office or warehouse, visibility and convenient I-25 access. A perfect live/work opportunity!

SALE PRICE: \$735,000

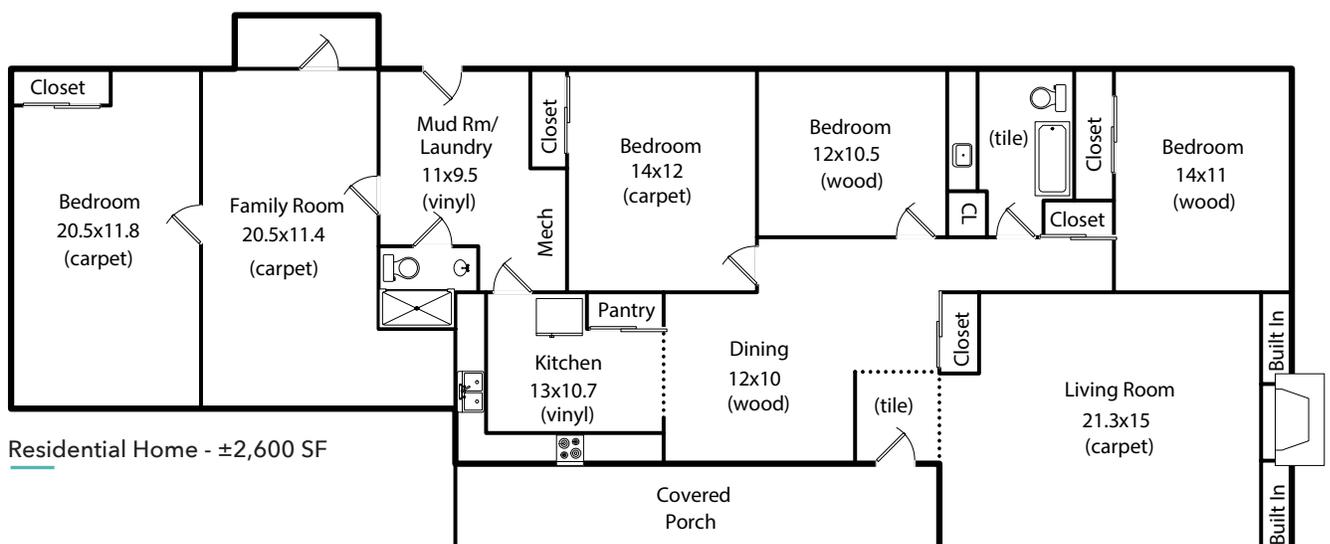
LOT SIZE: 1.08 Acres

RESIDENTIAL HOME: ±2,600 SF

FLEX GARAGE: 960 SF

YEAR BUILT: 1949

ZONING: C-D, Commercial Destination, City of Fort Collins



Residential Home - ±2,600 SF

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> 129 FEET OF EAST MULBERRY STREET FRONTAGE



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Estimated Population	4,141	49,577	139,338
Estimated Households	1,781	20,813	57,428
Average Household Income	\$127,731	\$118,324	\$111,336

- ESRI 2025

DRIVE TIMES FROM SITE

Old Town	6 Minutes	2.9 Miles
Windsor	11 Minutes	9.1 Miles
Loveland	14 Minutes	13.9 Miles
DIA	54 Minutes	63.1 Miles

- Google Maps 2026

> PROPERTY HIGHLIGHTS

- Excellent Mulberry Street visibility
- Convenient access to I-25
- 129 feet of frontage along Mulberry Street/Frontage Road North
- Commercial zoning

> TRAFFIC COUNTS

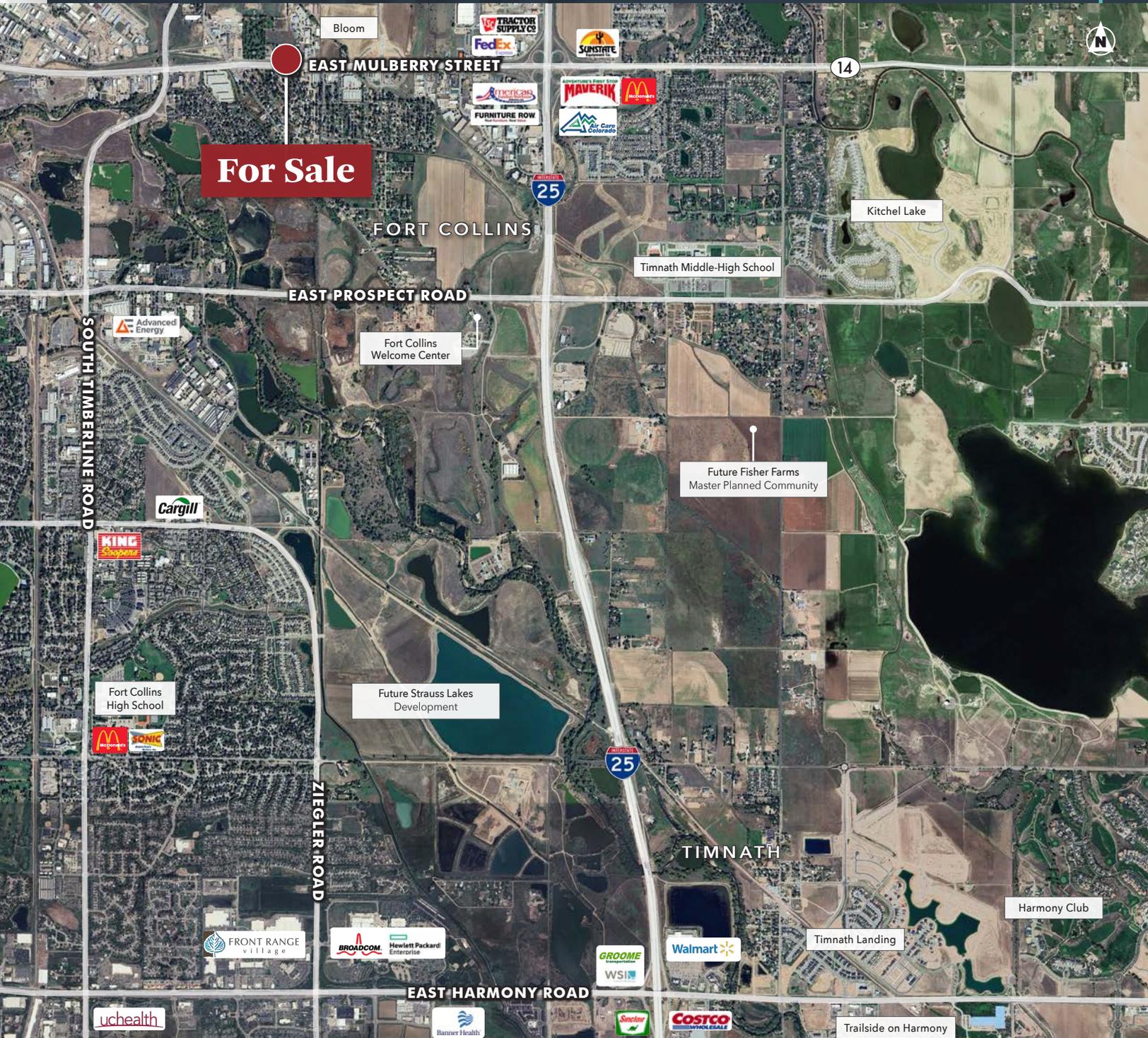
- East Mulberry Street at Delozier Drive **38,000 VPD**
- East Mulberry Street at Summit View Drive **31,000 VPD**

- CDOT 2024

Location Overview

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> CONVENIENT ACCESS TO BOTH EAST MULBERRY STREET & I-25



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