



FOR SALE

1918 S Lemay Avenue  
1113 Stoney Hill Drive

FORT COLLINS, CO 80524

**PRICE SUBSTANTIALLY REDUCED!**



*Two Building Campus for Sale*



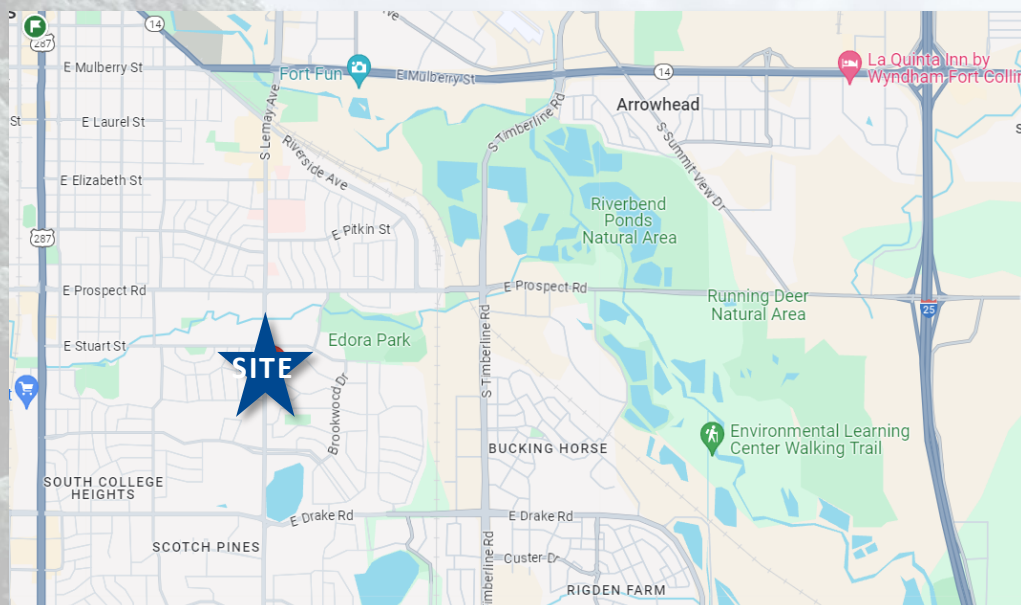


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## Broker Contact

**MICHELLE HICKEY CRAWFORD, CCIM**

RE/MAX Commercial Alliance

(970)215-7016

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# RE/MAX

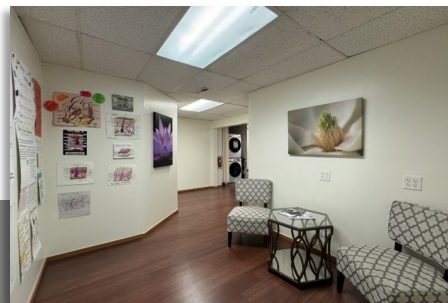
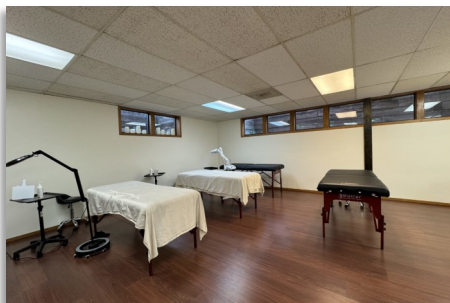
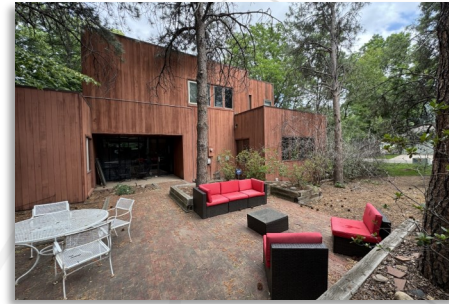
COMMERCIAL

## SITE PHOTOS

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### Offering Summary

- Two building campus for sale. The buildings are being offered for sale individually or together.
- **PRICE SUBSTANTIALLY REDUCED! Pricing is ~~\$800,000 each (\$160/\$162 per sf)~~ or ~~\$1,550,000 together.~~**  
**Pricing is \$600,000 each (\$120/\$122 per sf) or \$1,026,275 together (\$103 per sf).**
- 1918 S Lemay contains 3,358 sf on the main and upper levels plus a 1,634 sf basement for a total of 4,992 sf for sale at \$600,000 (\$120 per sf).
- 1113 Stoney Hill contains 3,295 sf on the main and upper levels plus a 1,634 sf basement for a total of 4,929 sf for sale at \$600,000 (\$122 per sf).
- Both buildings total 9,921 sf for sale at \$1,026,275 (\$103 per sf) on .62/acre.
- YOC 1980 & Located in the 'RL' Low Density Resi District.
- Campus like setting with outdoor patio space.
- Both buildings are below the 5,000 sf City benchmarking requirement.
- Possibly large tax benefits in completing a cost segregation study.







## EXPENSES

# Income & Expenses

T 12 EXPENSES FROM 5/25						
INCOME						
Gross Rental Income Per Leases	\$150,300	*Varies From T12 Received				
EXPENSES						
Cleaning	\$2,890.00	* Source Zero (tenant) now maintains for reduction in rent as of 5/2025				
Insurance	\$14,462.00					
Landscaping	\$1,714.00					
Snow Removal	\$1,100.00					
Maintenance	\$7,229.51	2023 P&L figure. 2024 was \$866.45. \$0 reported YTD 2025				
Property Taxes 2025 Payable 2026	\$41,539.35					
Trash	\$2,088.00	New republic quote of \$174 per month				
Utilities	\$16,334.09	T12 Actuals from 5/2025				
Total Expenses	\$87,356.95					
Net Operating Income	\$62,943.05					
CapEx	Furnace replaced at 1918 S Lemay \$7K 10/2025. \$2200 painting 10/24.					
Sales Price	\$1,026,275.00					
Price per SF	\$103.44					
Cap Rate	6.13%					





### Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: [choosecolorado.com](http://choosecolorado.com)



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