

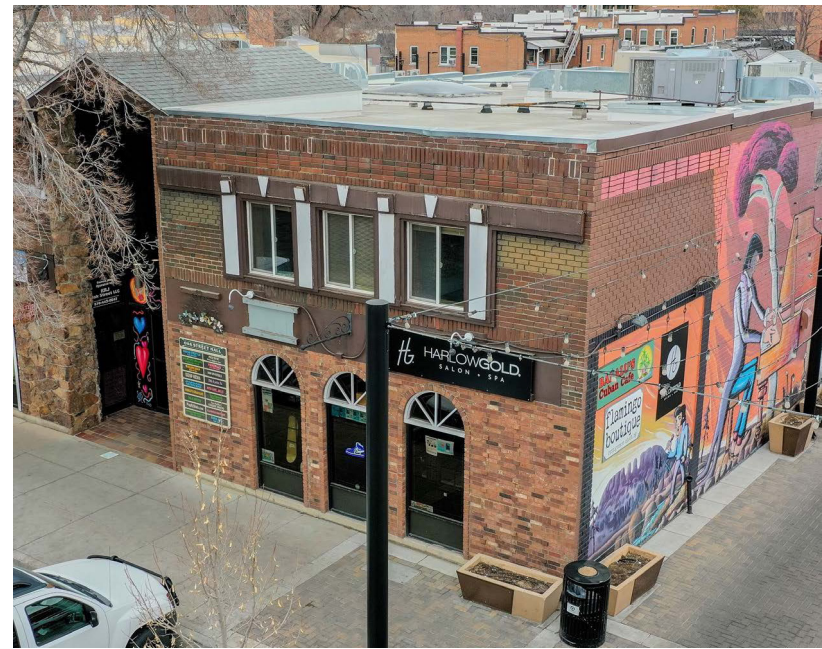


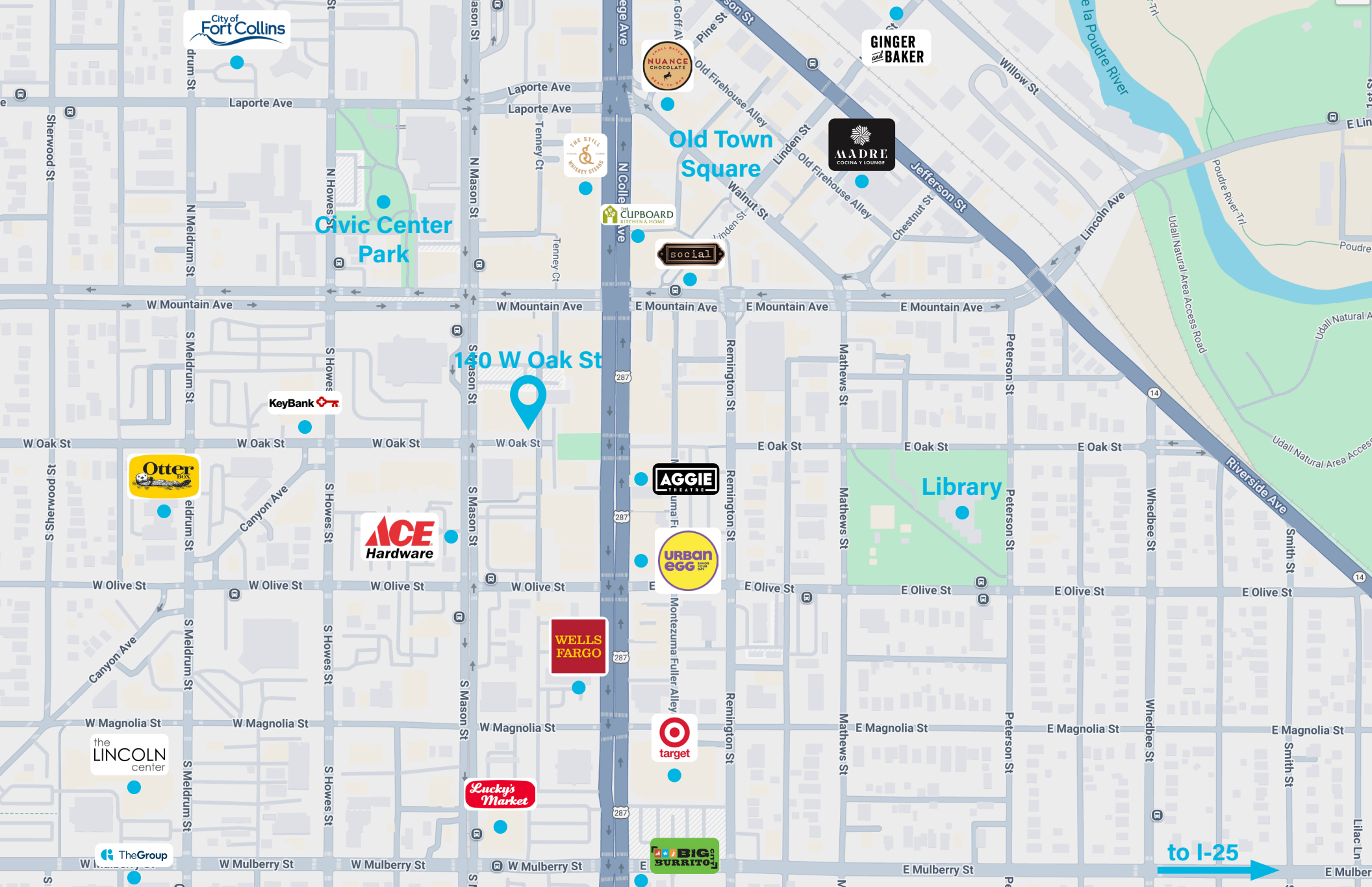
SALE OVERVIEW

- Convenient downtown location
- Adjacent to Oak Street Plaza
- Zoning - D - Downtown
- Fully leased
- High volume of pedestrians

Price:	\$2,400,000
Price/SF:	\$199.23
Building	Size: 13,050 SF
Number of Tenants:	18
Lot Size:	0.18 AC
Year Built:	1925
Building Height:	2 Stories
Zoning:	D (Downtown District)







RENT ROLL

140 Oak Street			
Total RSF			
Tenant	Expiration Date	Monthly Rent	Annual Rent
110 Flamingo	Jan 2027	\$2,097.00	\$25,164.00
120 Babalu's	Jan 2027	\$872.00	\$10,464.00
130 Babalu's	Jan 2027	\$1,278.00	\$15,336.00
140 Harlow Gold (240 & 260)	Jun 2028	\$2,275.00	\$27,300.00
150 BIPOC	Sept 2026	\$2,930.00	\$35,160.00
160 Frida Azul	Jan 2027	\$1,594.00	\$19,128.00
170 Flamingo	Jan 2027	\$1,500.00	\$18,000.00
210 Fort Collins Garage Doors	Jan 2027	\$820.00	\$9,840.00
210 B&A Ventures	Mar 2026	\$820.00	\$9,840.00
220 Sustainscape	Mar 2026	\$660.00	\$7,920.00
230 Oak Street Vintage	Jan 2027	\$1,200.00	\$14,400.00
250 Surrenderance	Jul 2026	\$700.00	\$8,400.00
270 Wayfaring Stranger Tattoo	Mar 2027	\$770.00	\$9,240.00
280 Hygieia Equilibrium	Jan 2027	\$950.00	\$11,400.00
290A Flamingo	Jan 2027	\$325.00	\$3,900.00
290B Team Resources	Feb 2026	\$424.00	\$5,088.00
290C Hygieia Equilibrium	Jan 2026	\$200.00	\$2,400.00
295 Jsmobilesolution&closet	Jan 2026	\$450.00	\$5,400.00
Totals		\$19,865.00	\$238,380.00

Rentable Square Footage Calc	
Gross Building SF	13,050
Usable SF	9,852

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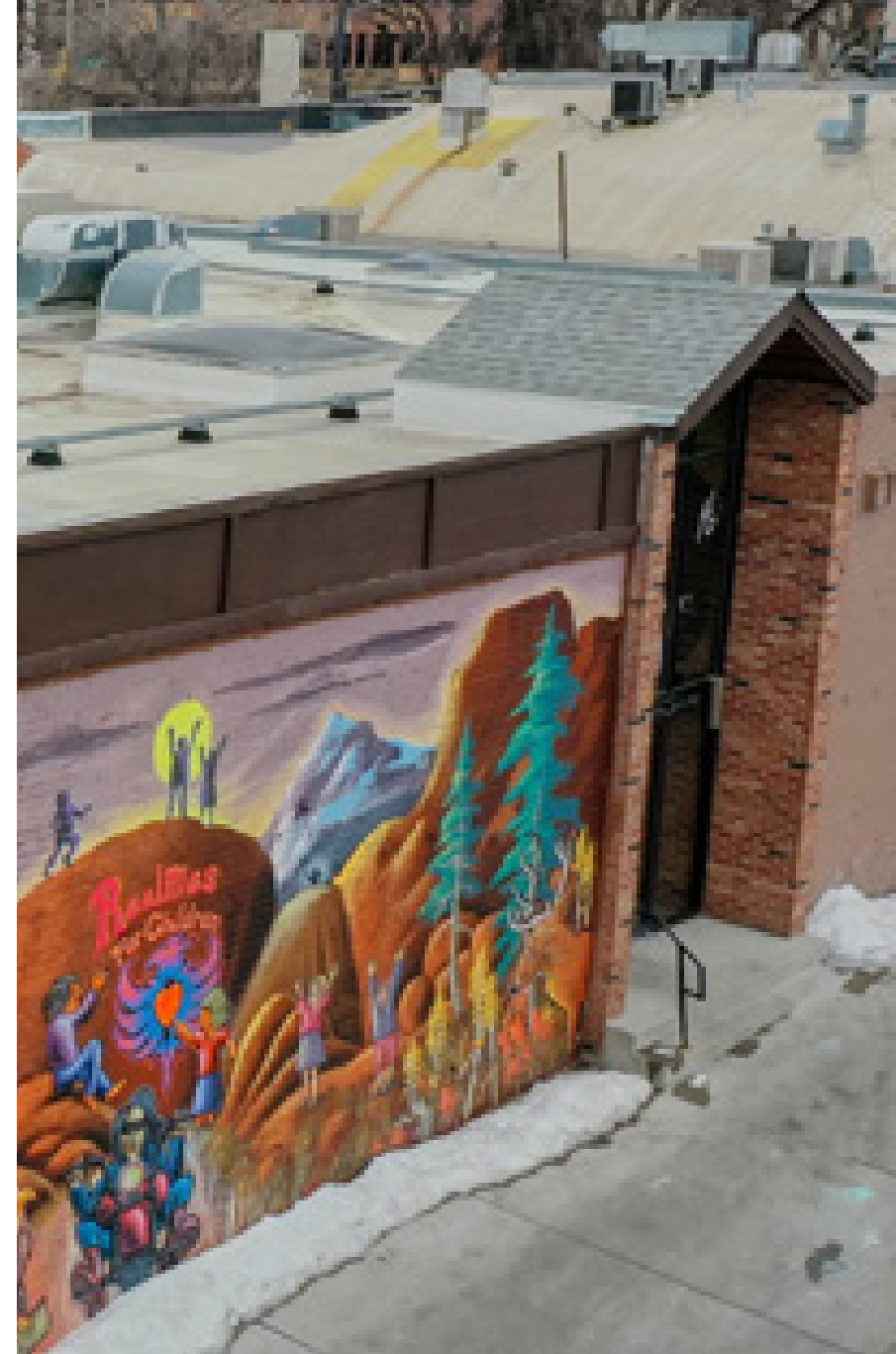
FINANCIAL SUMMARY

Conceptual/Estimated Operating Expenses

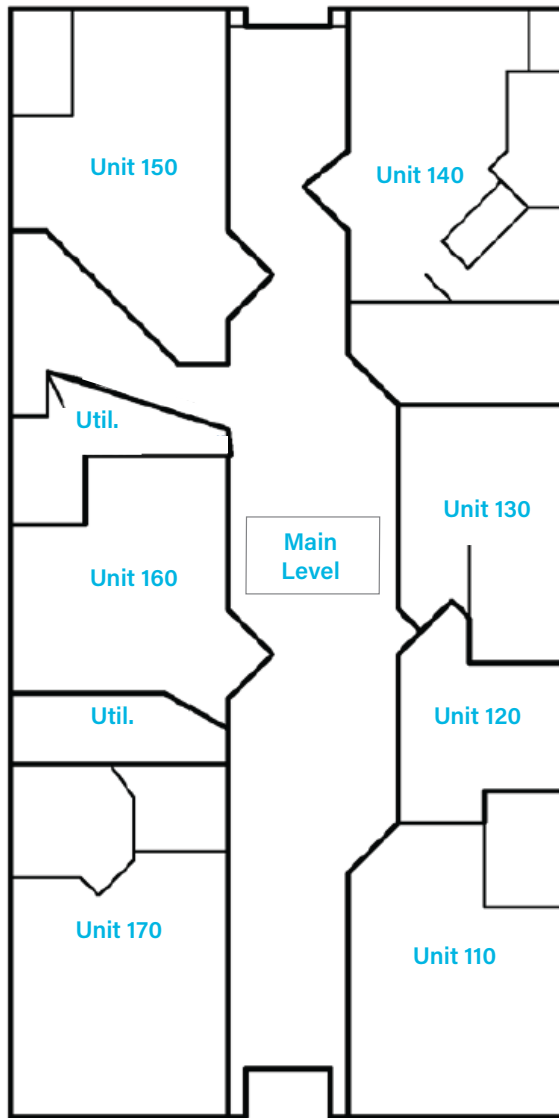
Insurance	\$17,341.00
Real Estate Tax	\$78,222.24
Maintenance	\$8,980.00
Utilities	\$23,081
Total Estimated Op Ex.	\$127,624.24

Conceptual/In-Place NOI

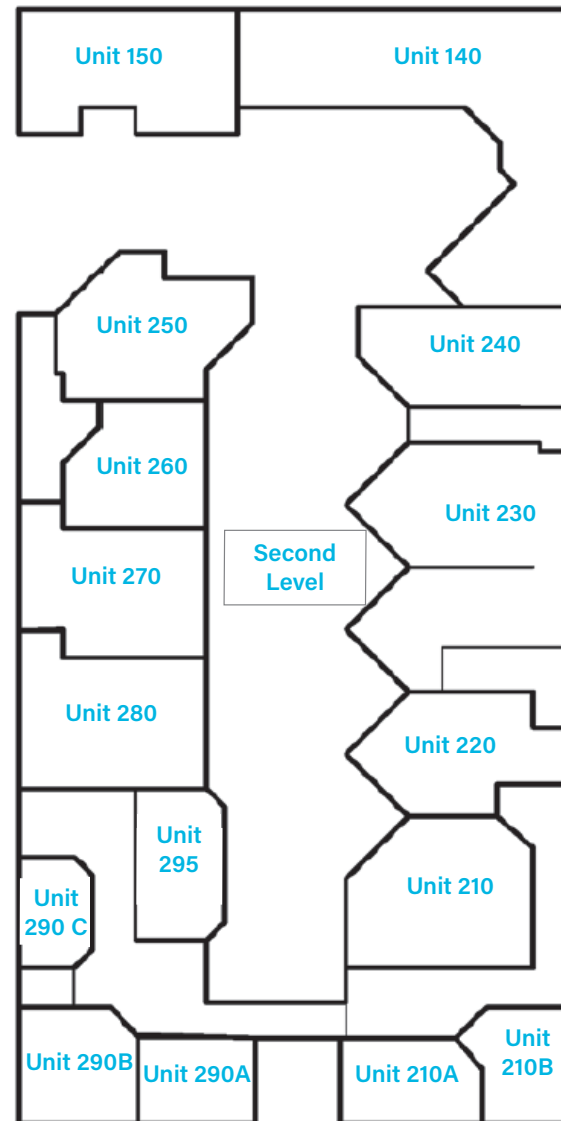
Gross Rental Income	\$228,540.00
Estimated Op Ex.	\$127,624.24
Net Operating Income (NOI)	\$100,915.76



FIRST FLOOR



SECOND FLOOR



ZONING INFORMATION

D - Downtown District

The Fort Collins Downtown District zone is intended to provide a concentration of retail, civic, employment and cultural uses in addition to complementary uses such as hotels, entertainment, and housing, located along the backdrop of the Poudre River Corridor. It is divided into nine subdistricts as depicted below. The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for high-quality development that maintains a sense of history, human scale, and pedestrian-oriented character.

