944 Jerome Street

Fort Collins, Colorado 80524







SALE PRICE: \$859,950 \$750,000

LEASE RATE: \$28 \$29/SF NNN

\$25.00/SF NNN

*TI of \$200,000 for a qualified Tenant

Property Highlights

- Large wrap around outdoor patio with roll up doors
- Additional storage available for lease located in garage directly behind
- Close proximity to residential neighborhoods
- 665 Students across new Vine Drive
- Walking distance to Old Town and in the center of several new developments
- Walking distance to new Whitewater Park
- 1,000 Gallon grease trap to be installed by landlord



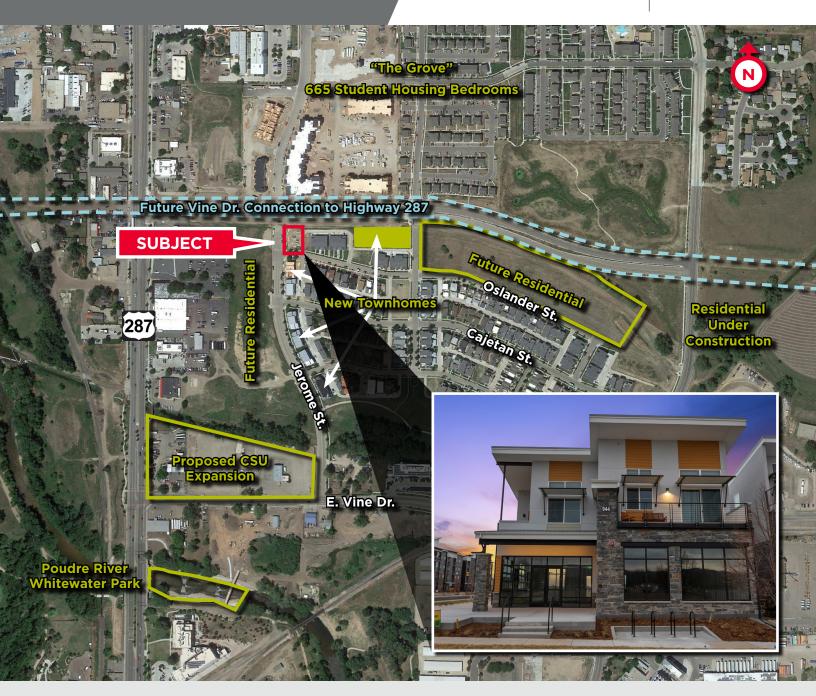
*PROPOSED INTERIOR LAYOUT

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For more information, please contact:

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