

FOR LEASE OR SALE

# 944 Jerome Street

Fort Collins, Colorado 80524



**PRICE REDUCED**  
OLD TOWN NORTH RETAIL



**1,934 SF RESTAURANT/CAFE SPACE AVAILABLE FOR LEASE OR SALE**

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

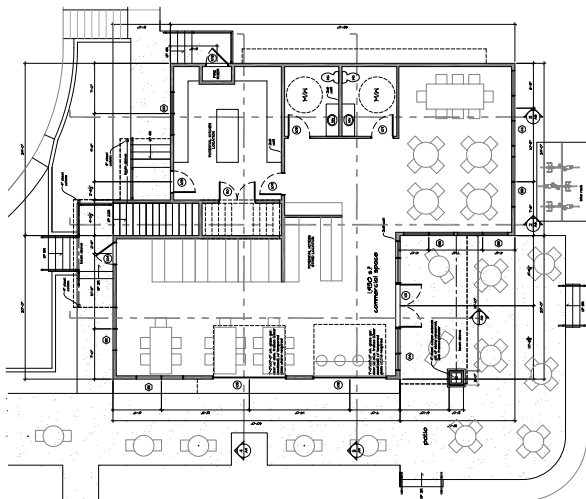
LEASE RATE: ~~\$28~~ \$29/SF NNN  
\$25.00/SF NNN

\*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



**GARAGE DOORS**

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For more information, please contact:

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