

324

S HOWES STREET

320

S HOWES STREET

226

W MAGNOLIA STREET

FORT COLLINS, CO 80521

FOR SALE

324 S HOWES STREET | \$1,655,800

320 S HOWES STREET | \$235,500

226 W MAGNOLIA STREET | \$645,000



 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

324 S HOWES STREET | \$1,655,800
3,744 SF | Built in 1906 | 6 Units

Located in the heart of Old Town Fort Collins, 324 S Howes is a charming and well-maintained six-unit multifamily residence built in 1906. This historic 6-plex offers:

- 6 bedrooms and 6 bathrooms across 3,744 SF of living space
- A prime corner lot at South Howes and West Magnolia, just blocks from College Avenue and the Mason Street Corridor
- Zoned for multi-unit residential use, ideal for investors seeking steady rental income in a high-demand area
- Partially updated interiors while retaining vintage character

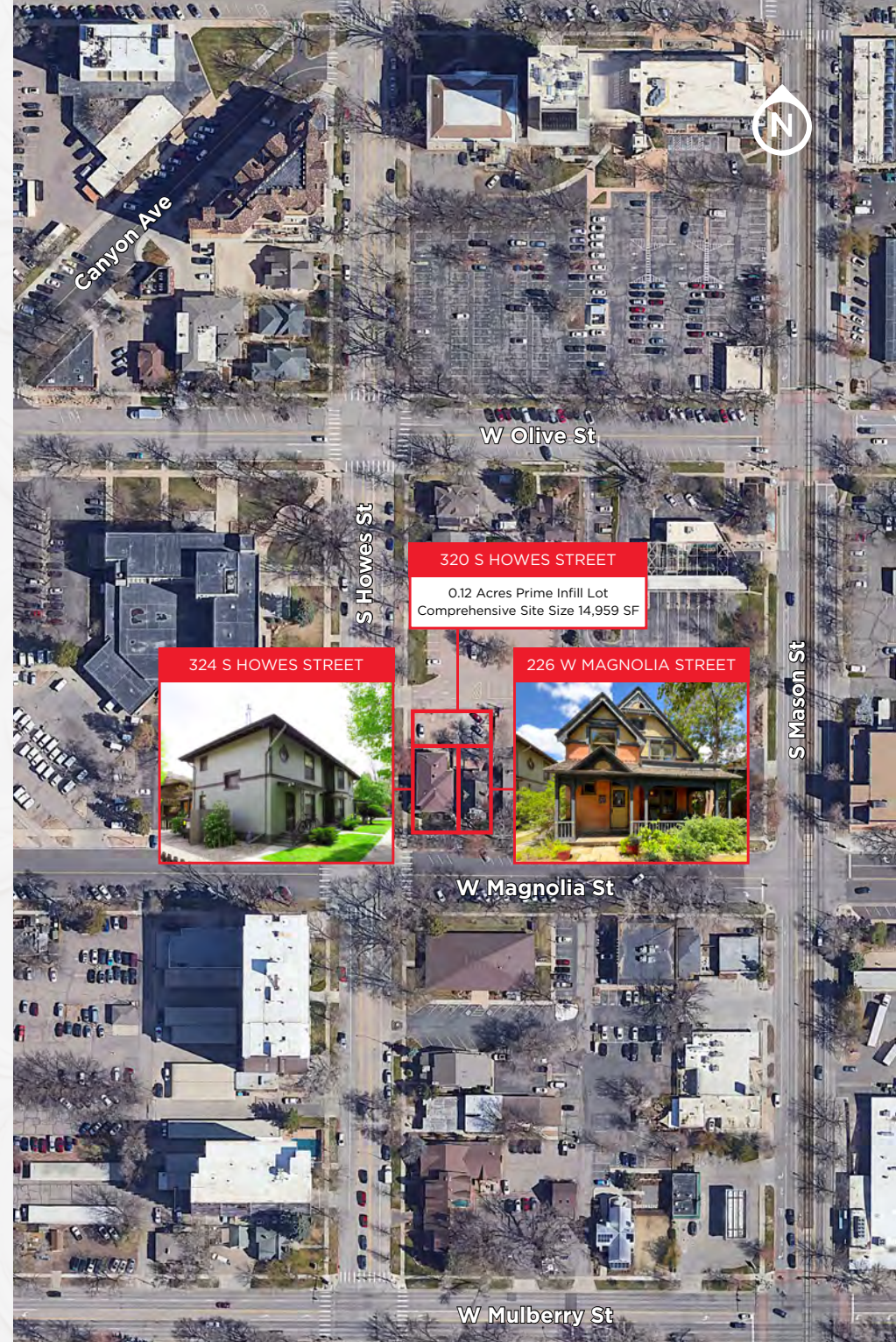
320 S HOWES STREET | \$235,500
5,265 SF

- Future development site or additional parking—0.12 acres
- Development opportunity in Downtown Fort Collins
- Prime infill lot

226 W MAGNOLIA STREET | \$645,000
1,910 SF | Built in 1985

The Montezuma Fuller Property is a Queen Anne-style architectural masterpiece. Fuller is regarded as a prominent American architect from 1858 to 1925, with much of his work in the Fort Collins area. The structure has been maintained by its three owners, preserving its integrity, which includes its original woodwork, pocket doors, builtins, and art ledges. The property is located in downtown Fort Collins in the Canyon Avenue sub-district, providing for multiple uses. The configuration offers six offices, a conference room, a reception area, ample storage, and two stairways. The building is listed on the National Historic Registry.

- 1,910 SF Building
- Downtown (D) District Zoning



RENT ROLL

324 S HOWES STREET

Estimated Income

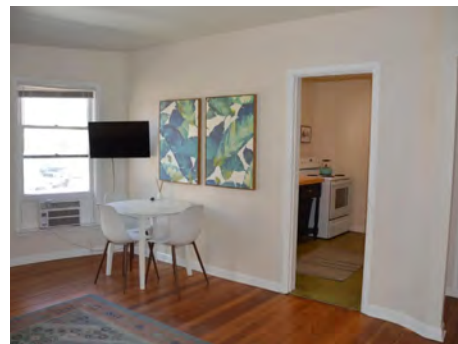
Apartment	Furnished?	Gross Monthly Income	Est. Annual Income	Lease Expiration	SF	Type
Unit 1	No	\$1,690.00	\$20,280.00	12/31/2026	750	1BD/1BA
Unit 2	Yes	\$1,433.75	\$17,205.00	5/31/2026	500	Studio
Unit 3	Yes	\$1,638.75	\$19,665.00	6/30/2026	750	1BD/1BA
Unit 4	Partially	\$1,818.00	\$21,816.00	6/30/2026	750	1BD/1BA
Unit 5	Yes	\$3,020.00	\$36,240.00	-	750	1BD/1BA
Unit 6	Yes	\$2,658.00	\$31,896.00	-	500	Studio
Total:		\$12,257.75	\$147,093.00		4,000	

Estimated Operating Expense Annual

Taxes	\$10,595.00
Insurance	\$13,744.81
Repairs and Maintenance	\$8,249.80
Management	\$11,976.95
5% Vacancy Factor	\$7,216.80
Total:	\$51,783.36

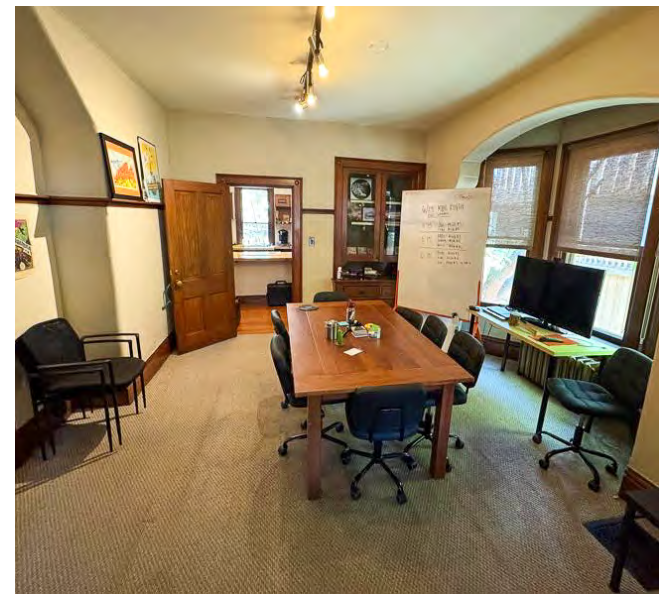
PROPERTY PHOTOS

324 S HOWES STREET



PROPERTY PHOTOS

226 W MAGNOLIA STREET



324
S HOWES STREET

320
S HOWES STREET

226
W MAGNOLIA STREET

FOR MORE INFORMATION, PLEASE CONTACT

COLE VANMEVEREN
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

AKI PALMER
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

