

**FOR SALE**

324 Jefferson Street  
Fort Collins, CO 80524

**Downtown Fort Collins Property**  
**\$2,710,000.00**



## OFFERING HIGHLIGHTS

- Prime Old Town Location
- Multiple Use Property
- Dedicated Parking
- Excellent Visibility
- High Quality Nicely Finished
- 9,050 Sq Foot Building



**Craig C. Hau**

Partner/Senior Commercial Advisor

970.222.0077 Mobile | 970.229.0700 Office  
chau@thegroupinc.com | 2803 E. Harmony Road | Fort Collins, CO 80528  
[www.craighau.com](http://www.craighau.com)

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 01.27.2026



# FOR SALE

324 Jefferson Street  
Fort Collins, CO 80524

## Downtown Fort Collins Property \$2,710,000.00

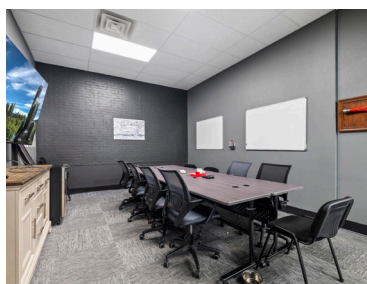


### SALE OVERVIEW

<b>Sale Price:</b>	\$2,710,000.00
<b>Square Feet:</b>	9,050 SF
<b>2025 Taxes:</b>	\$39,930.78
<b>Zoning:</b>	D-Downtown
<b>Year Built:</b>	1946 (remodeled 2021)
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins/Old Town

### PROPERTY OVERVIEW

<b>Property:</b>	The property is currently operated as a flex office/light manufacturing facility. Located in Old Town Fort Collins near Ginger & Baker, The Union, and the municipal parking garage. This property could also work well for a brewery, restaurant, bar, or pub with a sports event room. This stand alone building has excellent visibility, zoned for numerous uses and includes a 3ft high dock with 10ft overhead doors.
------------------	---



**Craig C. Hau** , Partner/Senior Commercial Advisor

970.222.0077 m | 970.229.0700 o | [chau@thegroupinc.com](mailto:chau@thegroupinc.com)  
2803 E. Harmony Road | Fort Collins, CO 80528

[www.craighau.com](http://www.craighau.com)



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 01.29.2026

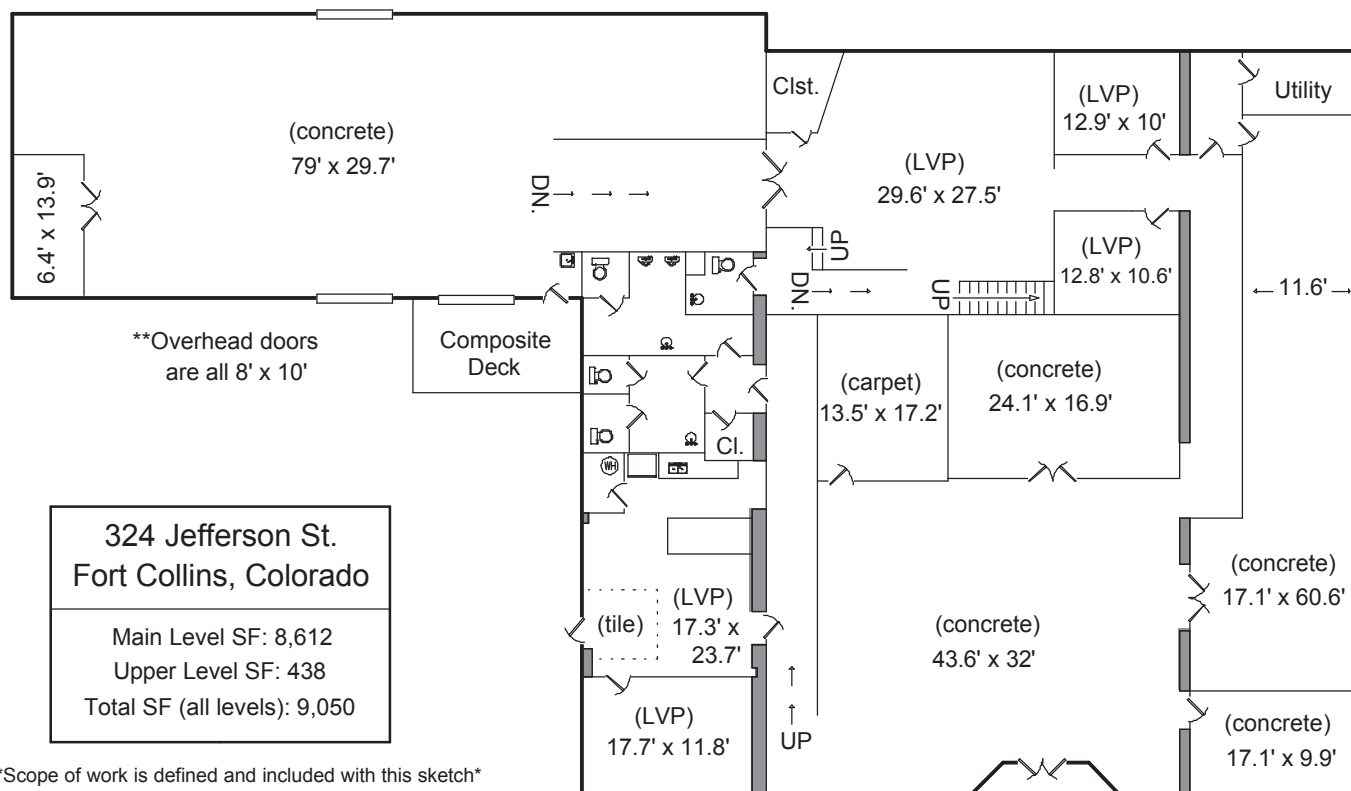
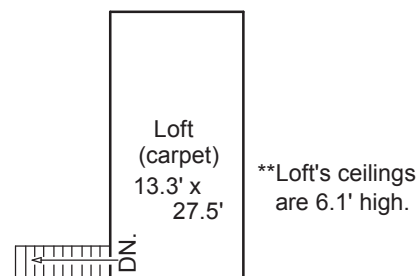




**FOR SALE**

324 Jefferson Street  
Fort Collins, CO 80524

**Downtown Fort Collins Property**  
**\$2,710,000.00**



324 Jefferson St.  
Fort Collins, Colorado

Main Level SF: 8,612  
Upper Level SF: 438  
Total SF (all levels): 9,050

\*Scope of work is defined and included with this sketch\*

Drew Seaser (970) 214.3413  
16jan26

**Craig C. Hau** , Partner/Senior Commercial Advisor

970.222.0077 m | 970.229.0700 o | [chau@thegroupinc.com](mailto:chau@thegroupinc.com)  
2803 E. Harmony Road | Fort Collins, CO 80528

[www.craighau.com](http://www.craighau.com)



The information listed above has been obtained from sources we believe to be reliable,  
however, we accept no responsibility for its accuracy. 01.29.2026



FOR SALE

324 Jefferson Street  
Fort Collins, CO 80524

Downtown Fort Collins Property  
\$2,710,000.00



**Craig C. Hau** , Partner/Senior Commercial Advisor

970.222.0077 m | 970.229.0700 o | [chau@thegroupinc.com](mailto:chau@thegroupinc.com)  
2803 E. Harmony Road | Fort Collins, CO 80528

[www.craighau.com](http://www.craighau.com)



The information listed above has been obtained from sources we believe to be reliable,  
however, we accept no responsibility for its accuracy. 01.29.2026

