

FOR SALE

324 Jefferson Street
Fort Collins, CO 80524

Downtown Fort Collins Property

\$2,710,000.00



TheGroup



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

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



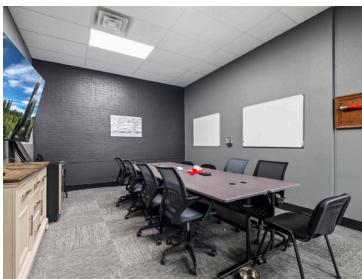
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SALE OVERVIEW

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

PROPERTY OVERVIEW

Property:	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.
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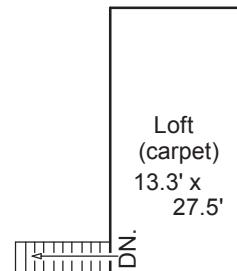
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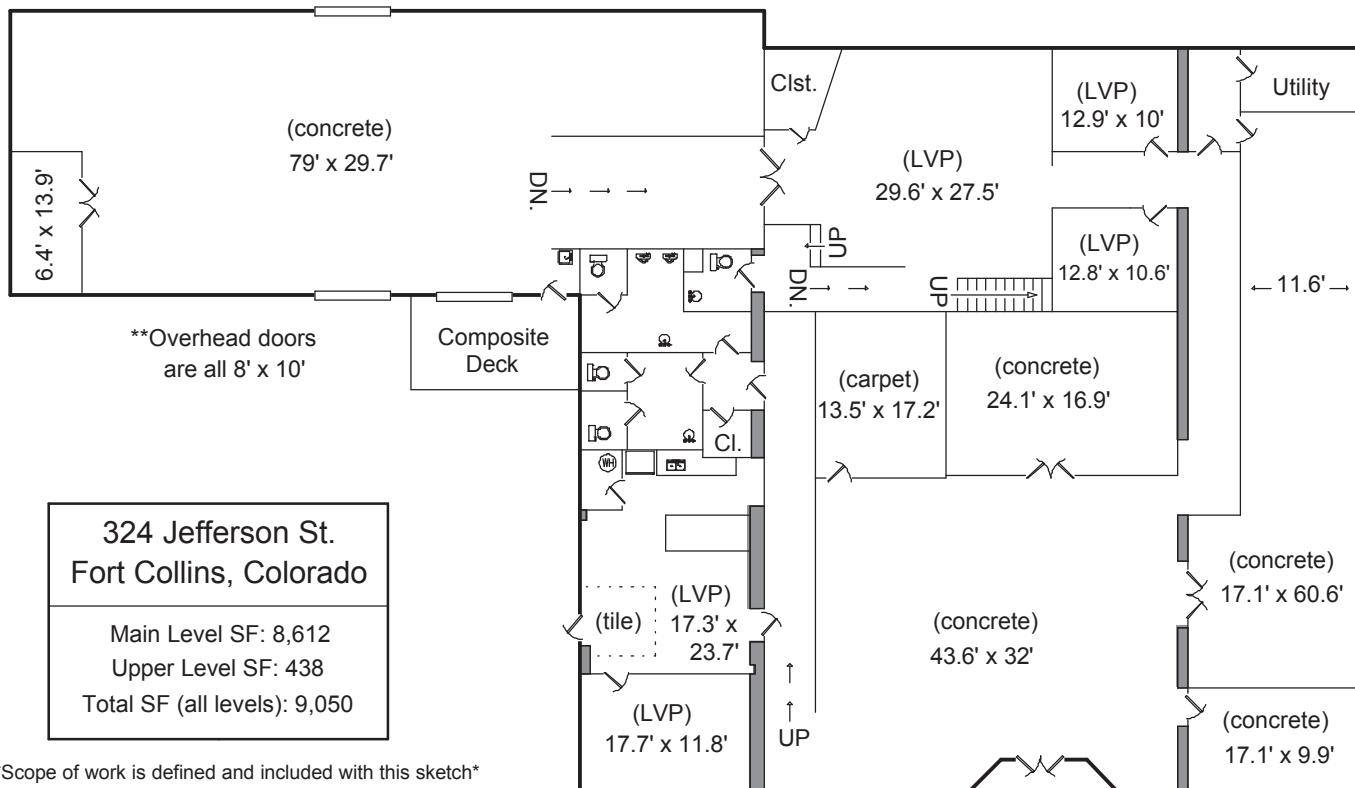
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**Loft's ceilings
are 6.1' high.



Scope of work is defined and included with this sketch

Drew Seaser (970) 214.3413

Upper Lever SI : 458

Total SF (all levels): 9,050

ANSWER

Total SF (all levels): 9,050

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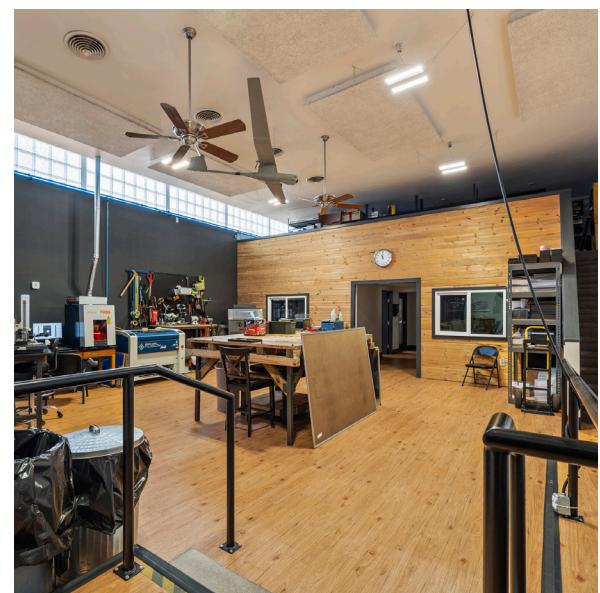
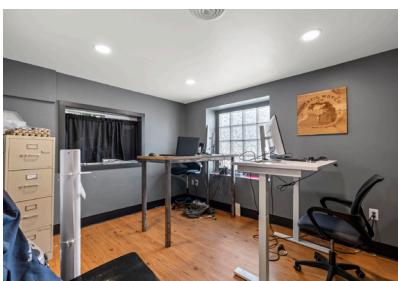


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