

FOR SALE

120 HEMLOCK STREET

FORT COLLINS, CO 80524



8,149 SF INDUSTRIAL/FLEX SPACE AVAILABLE IN NORTH FORT COLLINS SALE PRICE: \$1.55 MM (\$190/SF)

Just blocks from Old Town Fort Collins, North College Avenue is a place of opportunity. With approximately 40% of new residential growth in the City occurring in this northerly area and College Avenue being the major thoroughfare, this commercial corridor is the premier infill and redevelopment location for North College Avenue.

PROPERTY FEATURES

Year Built	1966
Year Renovated	2013
Power	1,200 Amps, 120/208 Volts, 3-Phase
Heating/Cooling	Full HVAC
Zoning	CS

PROPERTY HIGHLIGHTS

- 1,000 SF additional storage (not included in price/SF)
- Ideal location off of North College Avenue
- Fenced yard
- Five (5) overhead doors
 - Three (3) 10' x 10' OHD
 - One (1) 10' x 12' OHD
 - One (1) Interior 11' x 10' OHD
- Dedicated parking lot with 8 surface spaces

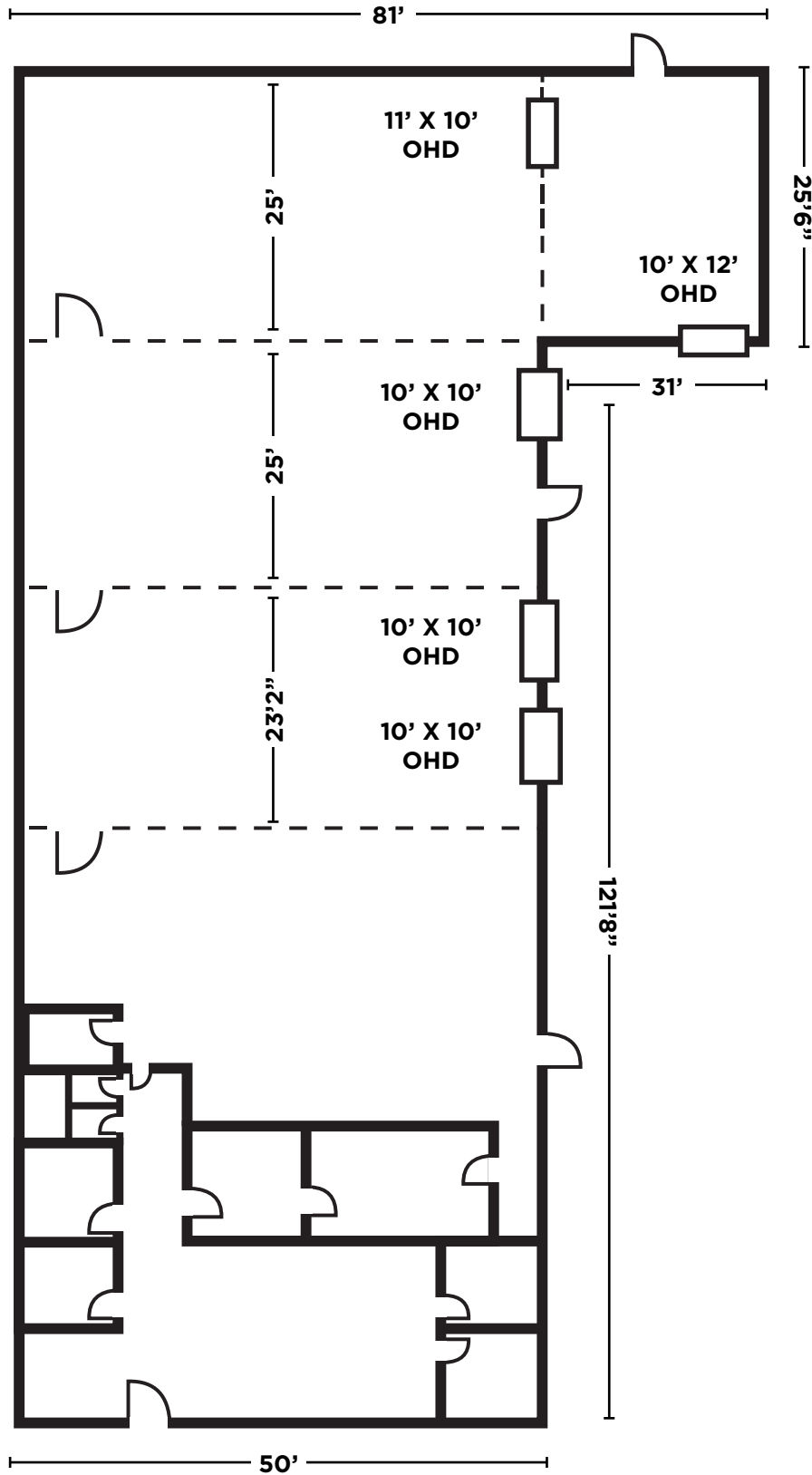
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FLOOR PLAN



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DEMOGRAPHICS

CoStar, 2023

	2 mile	5 mile	10 mile
2023 Population	29,125	135,802	224,760
2028 Population	29,665	138,624	231,195
2023 Households (HH)	11,131	55,808	90,061
Avg HH Income	\$79,308	\$87,174	\$100,820

NORTH COLLEGE MARKETPLACE
Less than 1 mile north

CONIFER STREET

287

COLLEGE AVENUE | 28,896 VPD

SUBJECT PROPERTY

HEMLOCK STREET

CROWN AT OLD TOWN NORTH
104 UNITS

FUTURE LIGHTED INTERSECTION
Northmost direct access to Interstate 25

SUNIGA ROAD

DOWNTOWN FORT COLLINS
Mountain Avenue & College Avenue 1 mile south

FUTURE MIXED-USE DEVELOPMENT

OLD TOWN NORTH



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