

OWNER/USER INVESTMENT OPPORTUNITY

SALE PRICE: \$1,850,000

PROPERTY HIGHLIGHTS

This prime mixed-use building is a great opportunity for an owner to occupy the main & lower-level retail space while generating income off the residential suites on the second floor. This location is close proximity to residential neighborhoods, walkable to Old Town and in the center of several new developments, and the new Whitewater Park.

Retail Highlights:

- 1,934 total SF
- Additional storage available for lease located in garage directly behind
- Large wrap around patio with roll-up doors
- 1,000 Gallon grease trap installed by landlord

Residential Airbnb Highlights:

- Second floor Suites (201: 716 SF & 202: 862 SF)
- Dedicated parking
- Fully furnished
- Average Nightly Rate: Unit 201: \$110.00 Unit 202: \$200.00

944 JEROME STREET

RESIDENTIAL PHOTOS





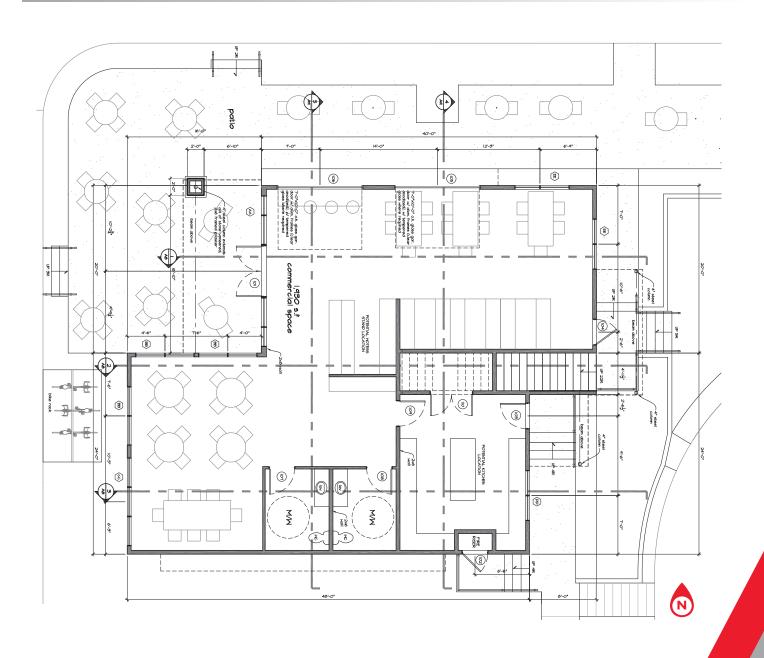






944 JEROME STREET

COMMERCIAL SPACE | PROPOSED INTERIOR LAYOUT



944 JEROME STREET

RESIDENTIAL AIRBNB SPACES | OVERVIEW

Bright and airy, the spaces boast a fully equipped kitchen, fast internet, and a king memory foam bed. Explore nearby bike paths along the Poudre River, or take a short walk to Old Town, and visit New Belgium and Odell's breweries and grocery stores all within 1 mile. Attentive property managers

ensure a seamless stay tailored to your preferences. (Airbnb)

SPACE FEATURES

Unit 201 & 202 **Units:**

201: 716 SF **Total Size:**

202: 862 SF

Unit Type: 201: 1 Bed / 1 Bath

202: 2 Bed / 1 Bath

Floor: Second Floor

Parking: Dedicated Parking

Security: Smart Locks Installed

Furniture: Included; Fully Equipped Kitchen

Internet: High-Speed

SPACE HIGHLIGHTS

Living Room / Dining Room

- 55" Smart TV
- Functional Pull Out Sofa with memory foam queen mattress, built-in cup holders, USB ports, and LED couch lights
- Ceiling Fan
- Dining Table for 4

Bedroom

- Low profile king memory foam bed
- Ceiling Fan





Learn more at this link



For more information, please contact:

Aki Palmer Executive Director aki.palmer@cushwake.com +1 970 267 7727

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525 T +1 970 776 3900 F +1 970 267 7419 cushmanwakefield.com Cole VanMeveren Director cole.vanmeveren@cushwake.com +1 970 219 3802 Kay Osentowski kayos160@yahoo.com +1 970 495 1700

160 Fairway Lane Fort Collins, Colorado 80525 T +1 970 420 9005 Northern Colorado Real Estate Brokers, LLC

©2024 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. Property photos sourced from Airbnb.com. 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.