

FOR SALE
944 JEROME STREET
FORT COLLINS, CO 80524



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

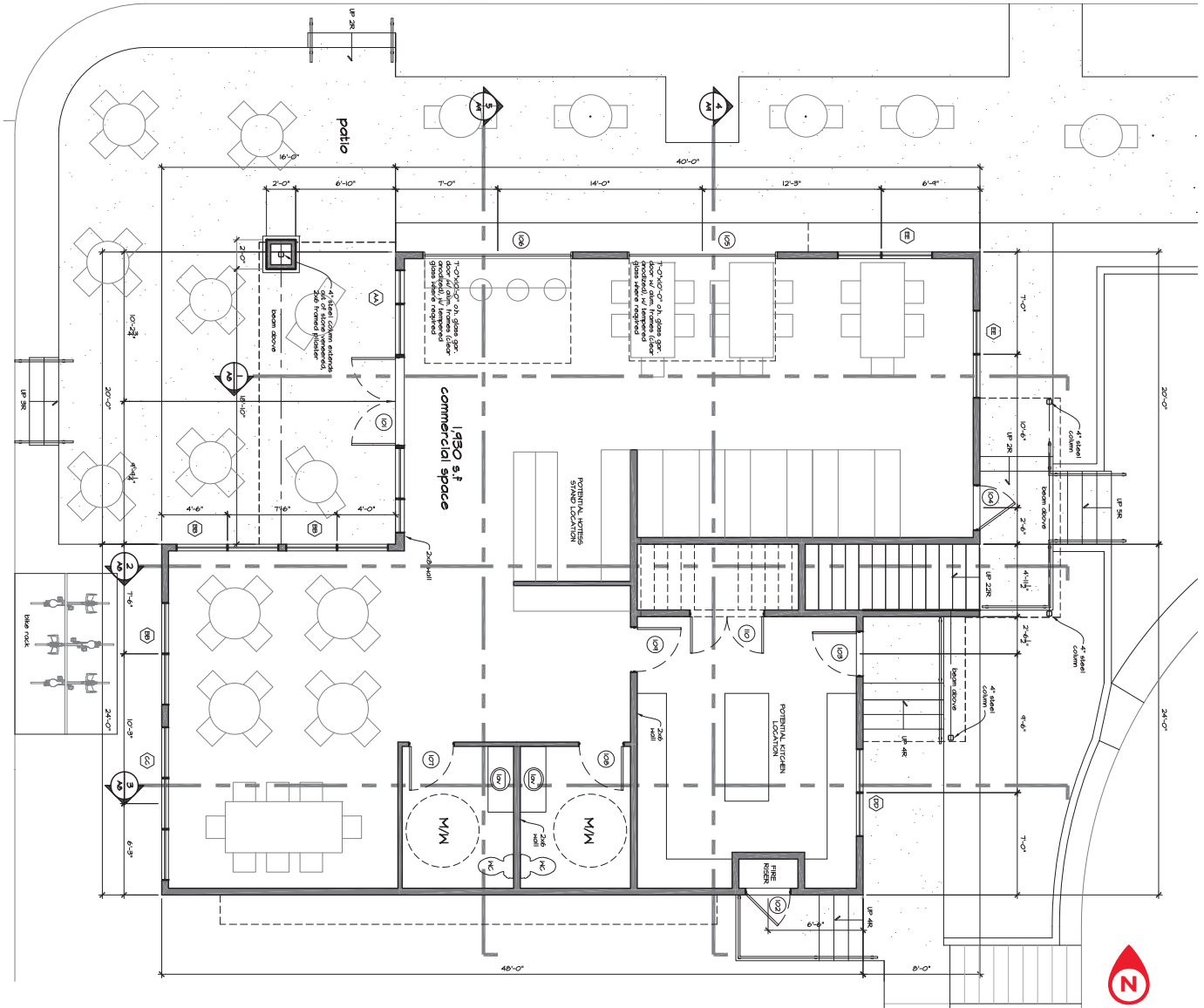
944 JEROME STREET

RESIDENTIAL PHOTOS



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COMMERCIAL SPACE | PROPOSED INTERIOR LAYOUT



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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](#))

Learn more
at [this link](#).



SPACE FEATURES

Units:	Unit 201 & 202
Total Size:	201: 716 SF 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

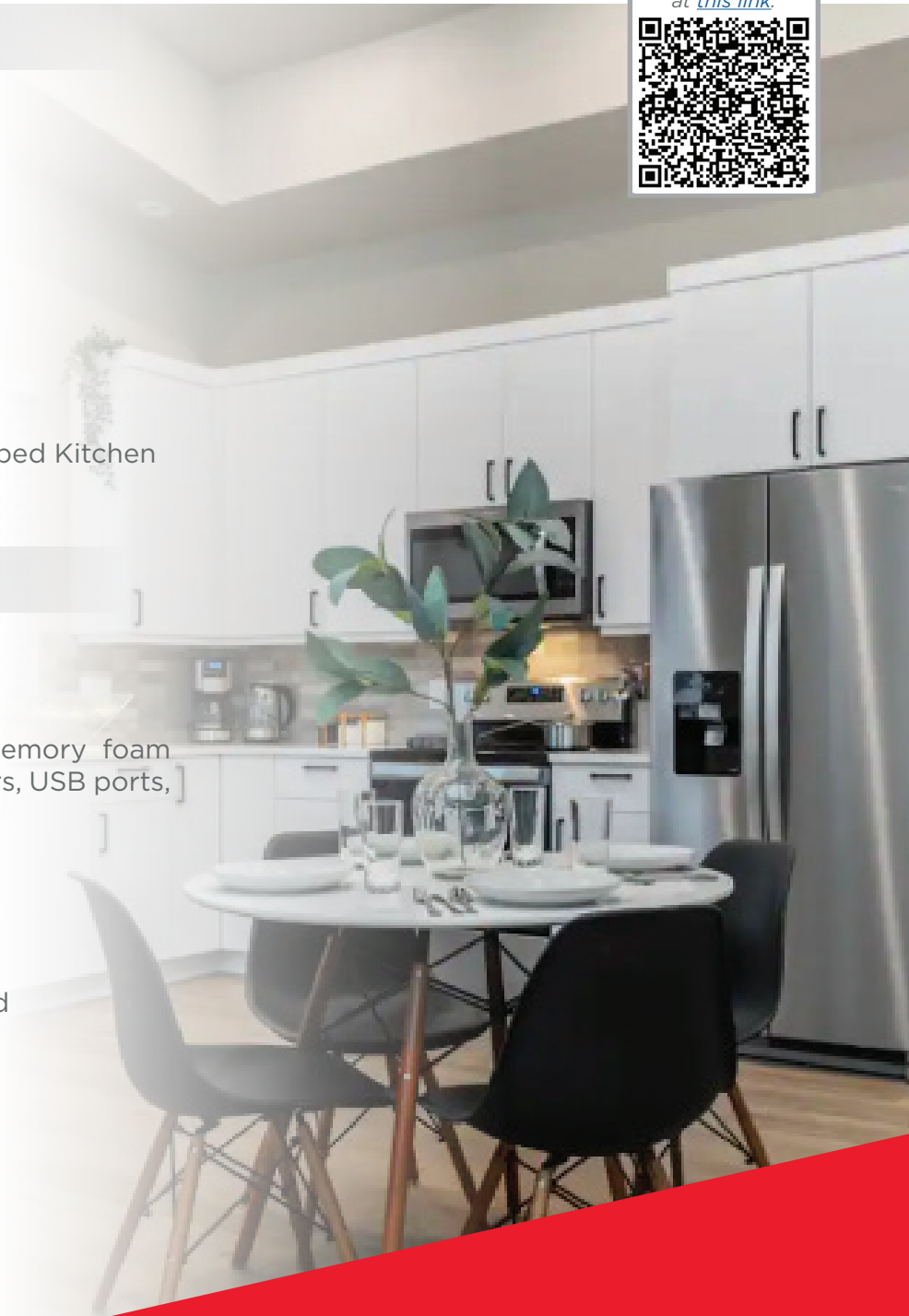
SPACE HIGHLIGHTS

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





For more information, please contact:

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

Cole VanMeveren
Director
cole.vanmeveren@cushwake.com
+1 970 219 3802

Kay Osentowski
kayos160@yahoo.com
+1 970 495 1700

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900
F +1 970 267 7419
cushmanwakefield.com

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