

FOR SALE

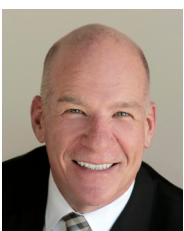
2002 Caribou Dr #102-B
Fort Collins, CO 80525

**PREMIUM OFFICE CONDO
INVESTMENT OPPORTUNITY
\$850,000.00**



OFFERING HIGHLIGHTS

- Main Level Office Condo
- High-end finishes throughout
- Common area lobby and restrooms
- New HVAC systems in 2020
- Located in south-central Fort Collins



Craig C. Hau
Partner/Senior Commercial Advisor

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 8.12.2024



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SALE OVERVIEW

Sale Price:	\$850,000.00
Airspace SF:	2,242 SF
Rentable SF:	2,621 SF
CAP Rate:	6.42%
2023 Taxes:	\$14,318.35 (estimated)
Owner's Assoc. Dues:	\$2,937.25 (estimated)
Year Built:	2004
Market:	Northern Colorado
Sub Market:	Fort Collins

INVESTMENT OVERVIEW

Property:	High-quality office investment opportunity in South Central Fort Collins located in the coveted Timberline Office Park. Suite 102-B was remodeled in 2016 and is occupied by a Tenant with strong financials. Contact Listing Broker for a Confidentiality Agreement to get more information on the existing Tenant.
Location:	Located in South Central Fort Collins on Timberline Rd, just north of Harmony Rd, and less than ten minutes from Interstate-25.

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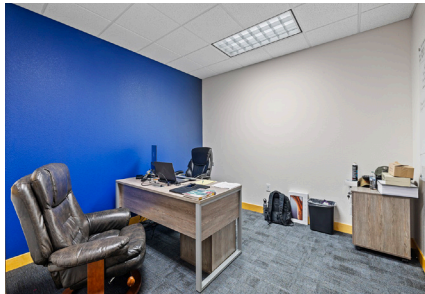
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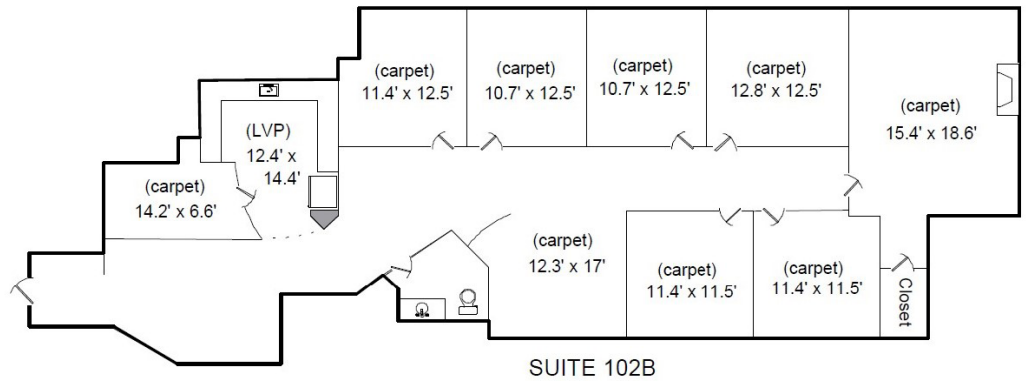
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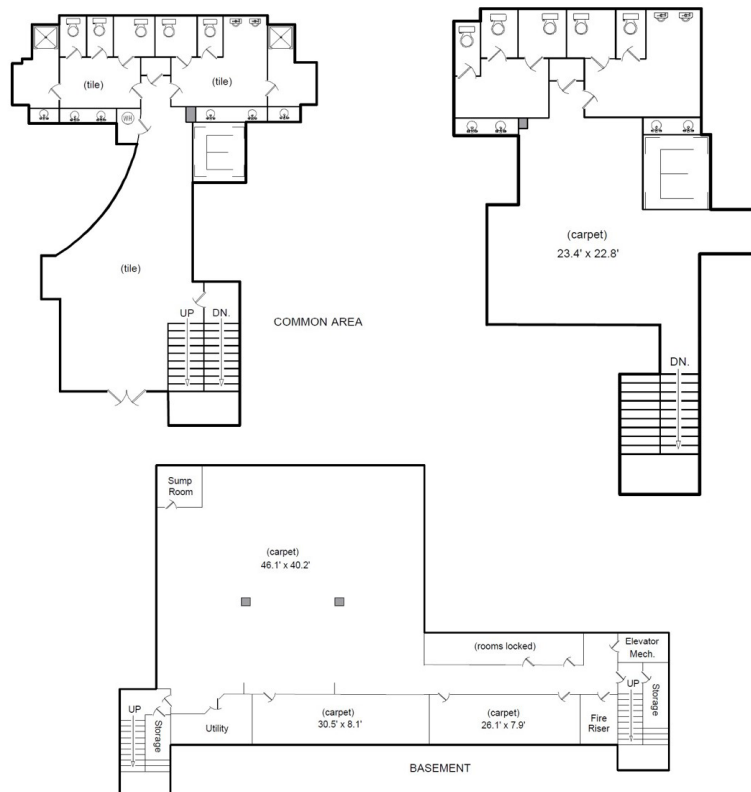
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OFFICE FLOOR PLAN



COMMON AREA FLOOR PLAN



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