

OFFERING MEMORANDUM

900 N. Taft Hill Avenue
Fort Collins, CO 80521

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.





OFFERING SUMMARY:

SALE PRICE:	\$5,400,000
SALE TYPE:	Owner/User or Investment
PRICE/SF:	\$54.32
TOTAL BUILDING SIZE:	99,408 sq. ft.
YEAR BUILT:	1989
LOT SIZE:	6.08 Acres
ZONING:	RR2

Contact broker for complete list of inclusions.

PROPERTY OVERVIEW

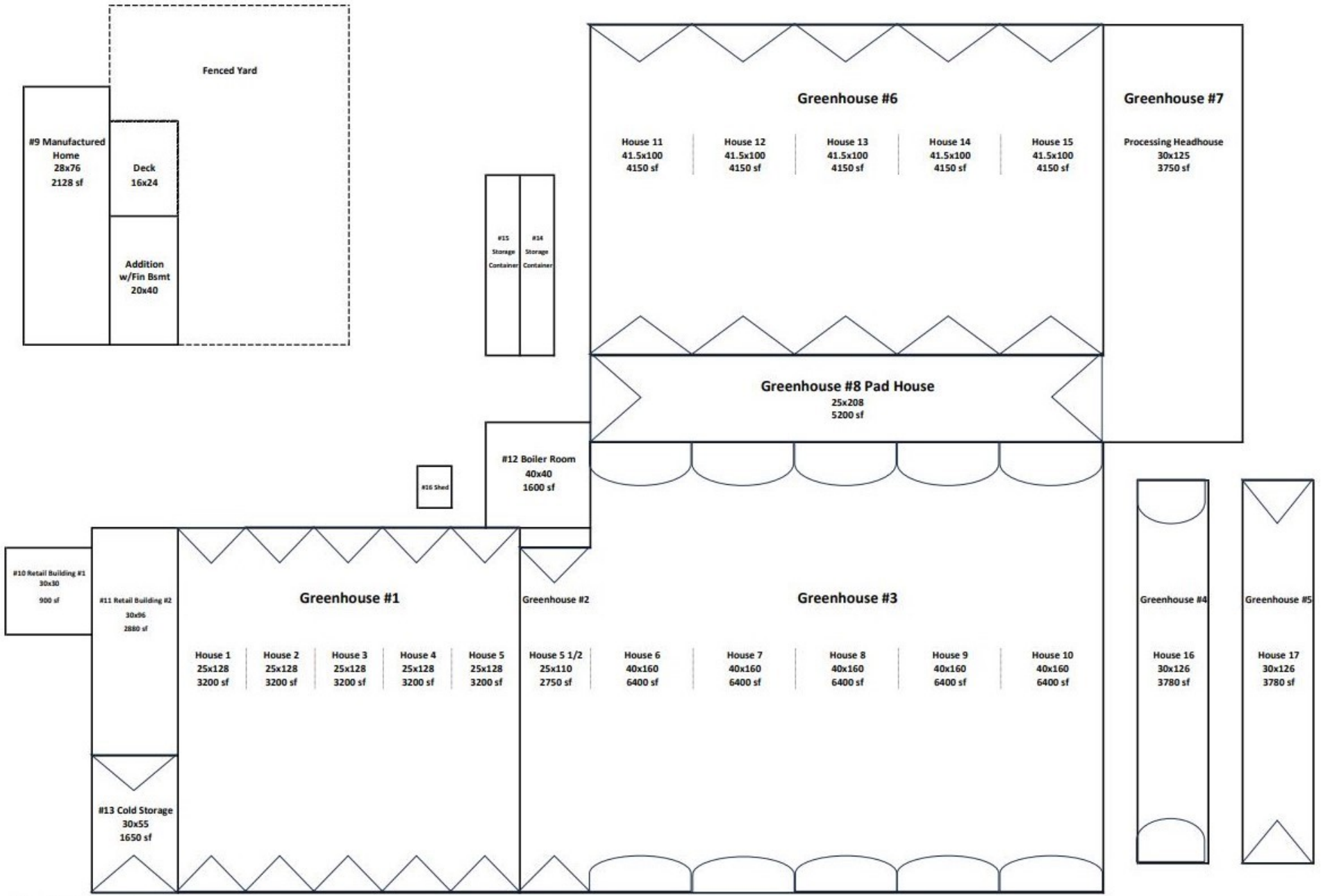
Included in the sale are the real estate, all property improvements and equipment.

This great property offers a Buyer a wide variety of secure, flexible space to meet their production and or storage needs; and offers numerous opportunities for buyers looking for an affordable property with a fantastic location. The Property is 6 acres and is within minutes of Old Town Fort Collins and the main campus at Colorado State University. There is approximately 89,660 sq. ft. sq. ft. of U.S.D.A. certified organic greenhouse. A portion (20,750 sf) of the greenhouse is currently leased to an Orchid tenant. The U.S.D.A. organic greenhouse is versatile enough to provide a tenant with cut flower production, mycology production, bedding plant production, food and wellness crop production, or HEMP production, as well as other areas for agricultural and horticultural research and development. The property also offers a 900 sq. ft. masonry retail building, a 700 sq. ft. FDA/ CGMP Laboratory, as well as a manufactured home with addition, on a permanent foundation with 6 bedrooms and 4 bathrooms. In addition, there are approximately 2.0 acres of fenced outdoor storage area on the property for future buildout of greenhouse expansion and or outdoor storage. Come tour this versatile tremendous opportunity in Ft. Collins CO. Hemp/CBD business for sale separately. Please inquire with broker for more information.

LEASE OPPORTUNITY

Property is also available for lease. Please inquire with broker for more information.

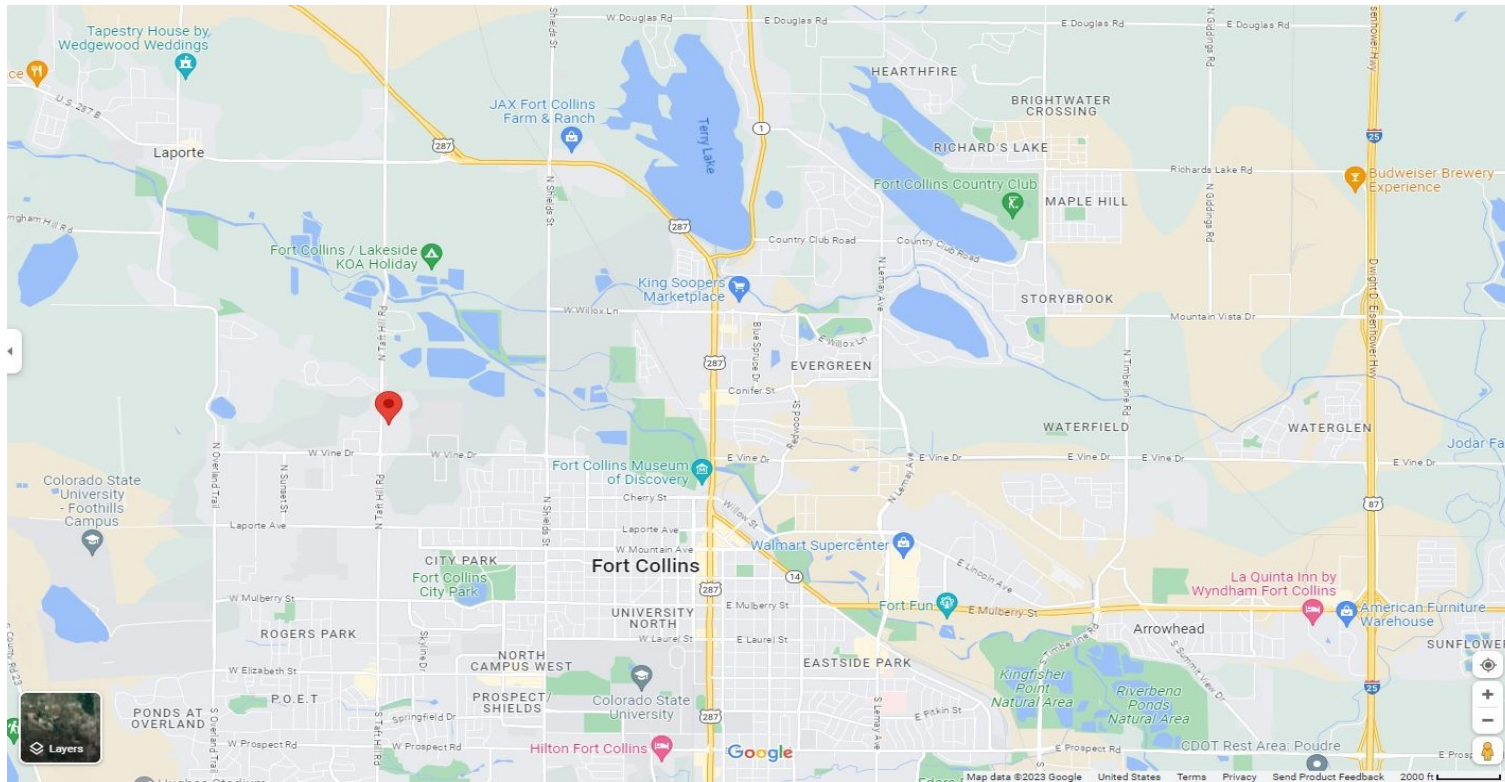




Map is not to scale. Buyer to verify any and all Measurements.

Unit	Unit Description	Status (Leased, available)	SF	Roof Type	Framing/ Exterior	Flooring Type	Note
1	Greenhouse 1 (Houses 1-5)	Available	16,000	Other	Other	Concrete	New roof put on in 2019
2	Greenhouse 2 (House 5 1/2)	Available	2,750	Other	Other	Dirt	New roof put on in 2019
3	Greenhouse 3 (Houses 6-10)	Available	32,000	Other	Other	Dirt	New roof put on in 2019
4	Greenhouse 4 (House 16)	Not Available	3,780	None	Other	Dirt	Needs repairs and upgrades in order to lease.
5	Greenhouse 5 (House 17)	Available	3,780	Other	Other	Dirt	Needs repairs and upgrades in order to lease.
6	Greenhouse 6 (Houses 11-15)	Leased	20,750	Other	Other	Concrete	New roof put on in 2019
7	Greenhouse 7 (Processing Headhouse)	Available	3,750	Other	Other	1/2 Concrete	New roof put on in 2019
8	Greenhouse 8 (Padhouse)	Available	5,200	Other	Other	Concrete	New roof put on in 2019
9	Manufactured Home on Perm Foundation	Owner Occupied	3,728	Comp Shingle	Frame/Siding	Laminate	6 bed, 875 sf fin bsmt, laundry and kitchen under renovations. New metal roof & exterior paint 2019.
10	Retail #1	Available	900	Metal Roof	Frame/Siding	Concrete	New metal roof in 2019
11	Retail #2 (Lab and office space)	Available	2,880	Metal Roof	Frame/Siding	Concrete	New metal roof in 2019
12	Boiler Room	Common Area	1,600	Metal Roof	Metal	Concrete	New metal roof in 2019
13	Cold Storage	Owner Occupied	1,650	Other	Other	Dirt	
14	Climate Controlled Storage Container	Available	320	Metal Roof	Metal	Metal	Lights, dehumidty, humidity, No power, but power is available
15	Storage Container #2	Available	320	Metal Roof	Metal	Metal	
16	Shed	Owner Occupied					
Total Square Footage			99,408				
Total Greenhouse Area			87,660				
Total Residence Area			3,728				
Total Retail Area			3,780				
Total Common Areas			1,600				
Total Storage Area			640				
Total Square Footage			99,408				
Owner occupied:			3,728				
Available:			67,550				

Description	Status	SF	Gross Lease Rate	Monthly Lease Rate	Total Annual Lease Rate	Notes	
1 Greenhouse 1 (Houses 1-5)	Available	14,000	\$5.00	\$5,833.33	\$70,000.00	Gross Lease	
2 Greenhouse 2 (House 5 1/2)	Available	2,750	\$5.00	\$1,145.83	\$13,750.00	Gross Lease	
3 Greenhouse 3 (Houses 6-10)	Available	32,000	\$5.00	\$13,333.33	\$160,000.00	Gross Lease	
4 Greenhouse 4 (House 16)	Not Available	3,780	\$0.00	\$0.00	\$0.00		
5 Greenhouse 5 (House 17)	Available	3,780	\$5.00	\$1,575.00	\$18,900.00	Gross Lease	
6 Greenhouse 6 (Houses 11-15)	Leased	20,750	\$5.00	\$8,645.83	\$103,750.00	Gross Lease	
7 Greenhouse 7 (Processing Headhouse)	Available	3,750	\$5.00	\$1,562.50	\$18,750.00	Gross Lease	
8 Greenhouse 8 (Padhouse)	Available	5,200	\$5.00	\$2,166.67	\$26,000.00	Gross Lease	
9 Manufactured Home on Perm Foundation	Owner Occupied	3,728	\$0.00	\$0.00	\$0.00		
10 Retail #1	Available	900	\$12.50	\$937.50	\$11,250.00		
11 Retail #2 (Lab and office space)	Available	2,880	\$11.50	\$2,760.00	\$33,120.00		
12 Boiler Room	Common Area	1,600	\$0.00	\$0.00	\$0.00		
13 Cold Storage	Available	1,650	\$5.00	\$687.50	\$8,250.00	Gross Lease	
14 Climate Controlled Storage Container	Available	320	\$500.00	\$500.00	\$6,000.00	Gross Lease	
15 Storage Container	Available	320	\$250.00	\$250.00	\$3,000.00	Gross Lease	
16 Shed	Owner Occupied		\$0.00	\$0.00	\$0.00		
Outside Storage Yard Area	RV Spaces	60	\$220.00	\$13,200.00	\$158,400.00	Gross Lease	
Total Projected Annual Income					\$52,597.50	\$631,170.00	
		99,408					
CAM AREAS		1,600					
Owner Occupied Areas		3,728					
Available Areas		67,550					



FORT COLLINS, CO

Fort Collins is a city located in Larimer County, Colorado. It is the 4th largest city in Colorado. This college city has been named as one of the top 10 places to live several times. Fort Collins is located on the Cache La Poudre River and is about 65 miles north of Denver.

CITY INFORMATION

CITY POPULATION (2023)	167,554
LARIMER COUNTY POPULATION:	26,276
AVERAGE HOUSEHOLD INCOME:	\$96,301
MEDIAN HOUSE VALUE:	\$428,961
UNEMPLOYMENT RATE (July 2023):	3.1%

<https://worldpopulationreview.com/us-cities/fort-collins-co-population>

<https://www.zillow.com/home-values/4764/fort-collins-co/>

https://www.bls.gov/eag/eag_co_fortcollins_msa.htm#eag_co_fortcollins_msa.f.2

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