



OWNER/USER OPPORTUNITY

PRICE REDUCTION

## OFFICE BUILDING FOR SALE

SALE PRICE: ~~\$1,295,000~~ \$1,195,000

This rare freestanding building in Old Town with parking consists of six offices, reception area, two restrooms and storage area on the first floor (2,113 SF), and three large offices in the garden level (1,015 SF). The building's layout allows the two floors to be separated if a Buyer chooses to lease one floor independently. The property has designated parking on site, as well as ample street parking. Within close proximity are multiple business services and local Downtown eateries.

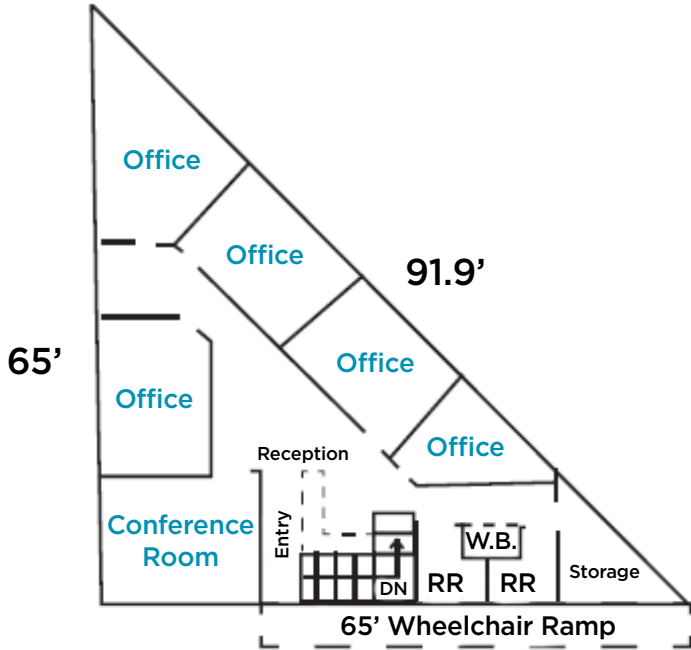
### PROPERTY FEATURES

**Building Size** 3,128 SF  
**Zoning** Downtown

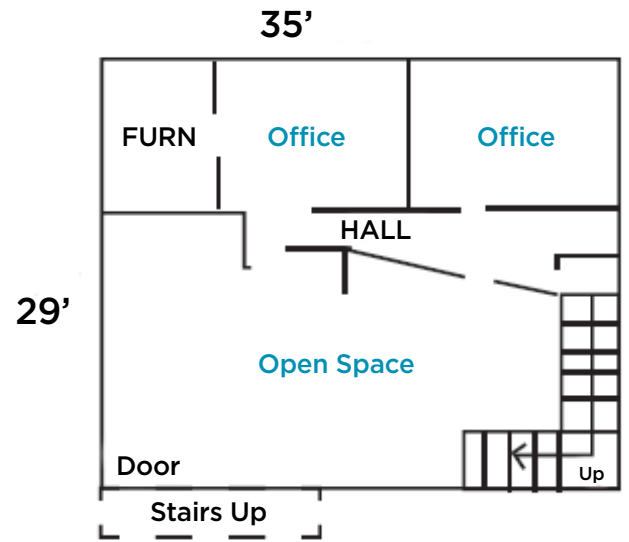
### PROPERTY HIGHLIGHTS

- Owner/User Opportunity
- 2-Story Office Building
- Ample Parking
- Excellent Location

FLOOR PLAN



First Floor: ±2,113 SF



Basement: ±1,015 SF



# 320 W OLIVE STREET

FORT COLLINS, COLORADO 80521

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	16,149	91,872	158,337
2023 Households (HH)	5,860	38,113	65,036
2023 Avg. HH Income	\$78,450	\$77,310	\$90,761
Daytime Population	21,172	59,222	87,980

Source: CoStar, 2023



For more information, please contact:

**AKI PALMER**  
Executive Director  
+1 970 267 7727  
aki.palmer@cushwake.com

**JIM PALMER**  
Director/Principal  
+1 970 412 0414  
jpalmer@palmerpropertiesco.com

772 Whalers Way, Suite 200 | Fort Collins, Colorado 80525  
T +1 970 776 3900 | F +1 970 267 7419 | [cushmanwakefield.com](http://cushmanwakefield.com)

3665 John F Kennedy Parkway, Suite #2-300  
Fort Collins, Colorado 80525 | [palmerpropertiesco.com](http://palmerpropertiesco.com)