

FOR SALE

1520 E. MULBERRY STREET

Fort Collins, CO 80524



Owner/User or  
Investment Office  
For Sale



Sale Price: ~~\$2,950,000~~ \$2,250,000  
16,210 SF (\$139/SF)

# PROPERTY DETAILS

1520 East Mulberry Street is a prime office investment or owner/user opportunity in Fort Collins. Located less than 1.5 miles from Highway 287 and 2.5 miles from I-25, this highly visible property sees 38,320 vehicles per day. Almost 40% of the building is currently leased and generates \$106,473 of annual gross rental income. The remaining 10,126 SF is ideal for an office user but could accommodate medical or retail uses.

**Building Size:** 16,210 SF

**Available Size:** 10,126 SF

**Leased Size:** 6,084 SF

**Occupancy:** 38%

**Gross Rental Income:** \$106,473 / Year

**Year Built / Remodeled:** 1974 / 2014

**Tenancy:** Multi

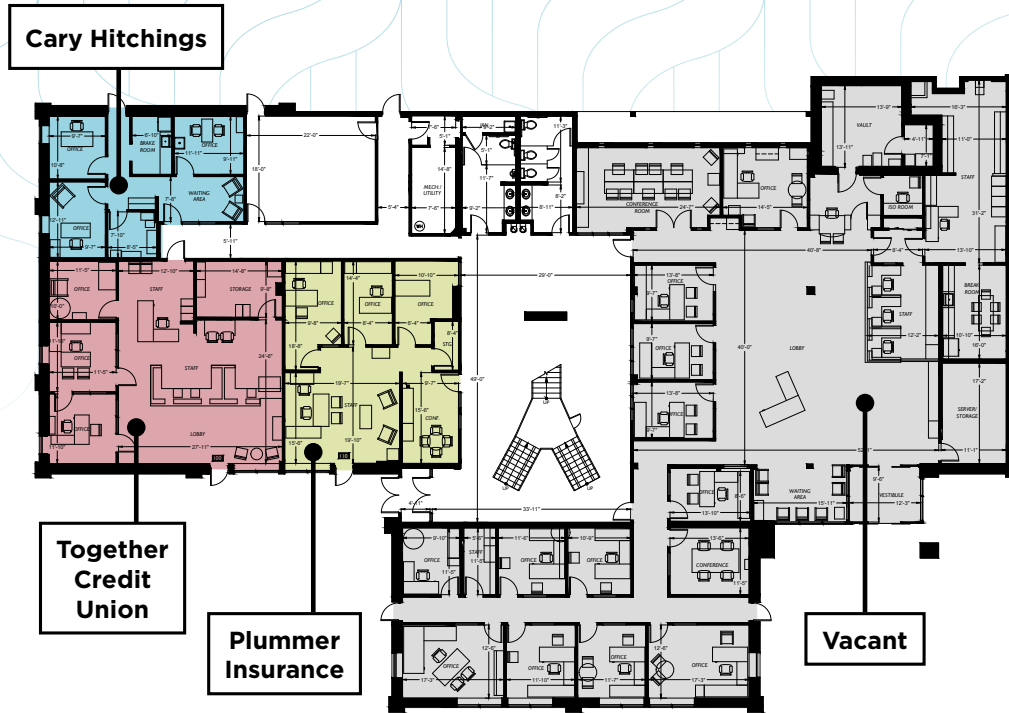
**Land Size:** 1.62 Acres

**Taxes (2023):** \$6.41/SF

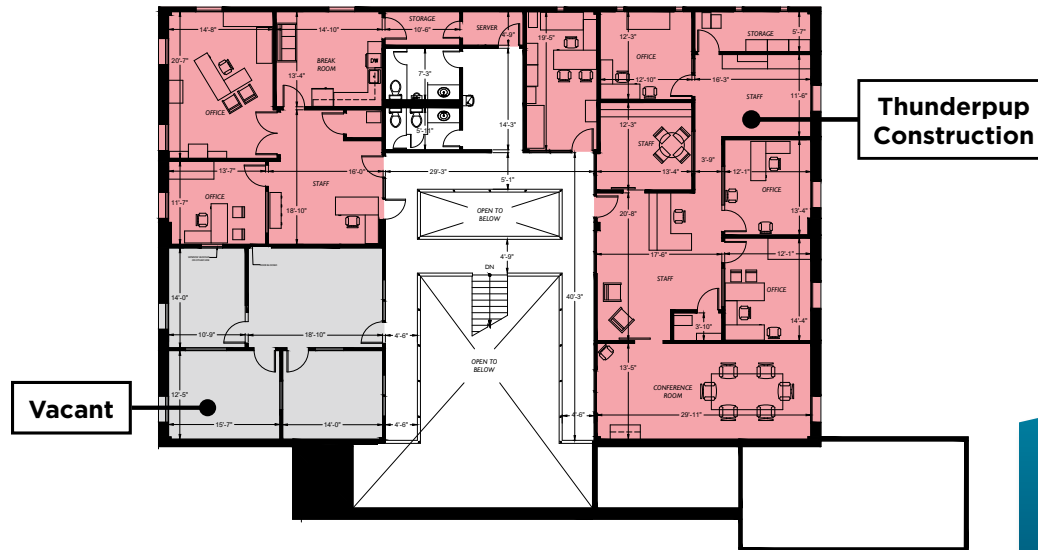


# FLOOR PLANS

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR



# GALLERY

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# AERIAL MAP



**MOSAIC DEVELOPMENT**  
530 UNITS

E. Vine Dr.

Downtown Fort Collins



N. Lemay Ave.



**SUBJECT PROPERTY**

**BLOOM DEVELOPMENT**  
±1,600-2,000 DU'S  
(PLANNED)

E. Mulberry St.



uhealth

S. College Ave.



# CONTACT INFORMATION

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