

# Commercial Investment Real Estate

## 161 Saturn Drive, Fort Collins, CO 80525

Price Reduction \$1,650,000



### Executive Summary

Premium Commercial Real Estate offering on Saturn Drive in Fort Collins. This prime South Fort Collins commercial real estate offering presents an attractive opportunity for investors seeking a stable income stream and low maintenance costs.

## Property Overview

- Location: Situated in a high-growth area with proximity to major highways, public transportation, and key amenities.
- Size: Approximately 11,760 square feet leasable.
- Site: Approximately 39,786 square feet; site may accommodate another structure.
- Year Built: 2000.
- Zoning: Zoned General Commercial District intended for a wide range of businesses and commercial activities including retail, office and service uses.

## Investment Highlights

- Strong Market Demand: The location is experiencing robust growth in commercial and residential development.
- Potential for Appreciation: Property values in the area have shown consistent growth, offering long-term capital gains potential.
- Fully Leased: Excellent opportunity to hold for long-term or short-term investment.
- Construction: Concrete foundation, wood frame, gable roof (new 2020).

## Financial Summary

Aspect	Details
Purchase Price	<del>\$1,940,000</del> New Price \$1,650,000
Net Operating Income (NOI)	\$108,900
Lease Type	NNN
Lease Terms	3-5 year terms; 3% annual rent escalations
Occupancy	Multi-tenant
Operating Expenses	\$6.58/sf
Cap Rate	6.6%

## Contact Information

For further details or property tours, please contact:

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## Disclaimer

This commercial real estate offering is for informational purposes. All prospective buyers should conduct their own due diligence and consult with financial and legal advisors before making any investment decision.



	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2024 Total Population	6,513	60,198	147,031
2029 Population	6,837	63,639	155,493
Pop Growth 2024-2029	+ 4.97%	+ 5.72%	+ 5.76%
Average Age	41	40	38
2024 Total Households	2,511	24,566	59,916
HH Growth 2024-2029	+ 5.26%	+ 6.04%	+ 6.14%