

FOR SALE

1513 Riverside Ave 2
Fort Collins, CO 80524

Lower Level Office Suite
\$350,000.00



OFFERING HIGHLIGHTS

- Dental Office Layout
- Private Restrooms
- Located in the Riverside Professional Arts Building



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. 9.9.2024



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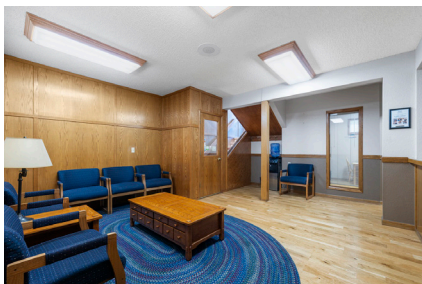
SALE OVERVIEW

Sale Price:	\$350,000.00
Rentable SF:	2,271 SF
Airspace SF:	2,139 SF
2023 RE Taxes (Combined):	\$5,364.23
Zoning Market:	E-Employment
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property: Owner user office suite in northeast Fort Collins. Located in the Professional Arts Building Condominiums, this lower level office suite boasts 2,271 Rentable SF, and is currently laid out as a dental office, complete with a procedure area, waiting room, reception desk with secure roll-down window cover, a kitchenette, office, utility room, storage room, and two private restrooms.

Location: Located on Riverside Avenue, east of Timberline Road, and between Prospect Road and Mulberry Street.



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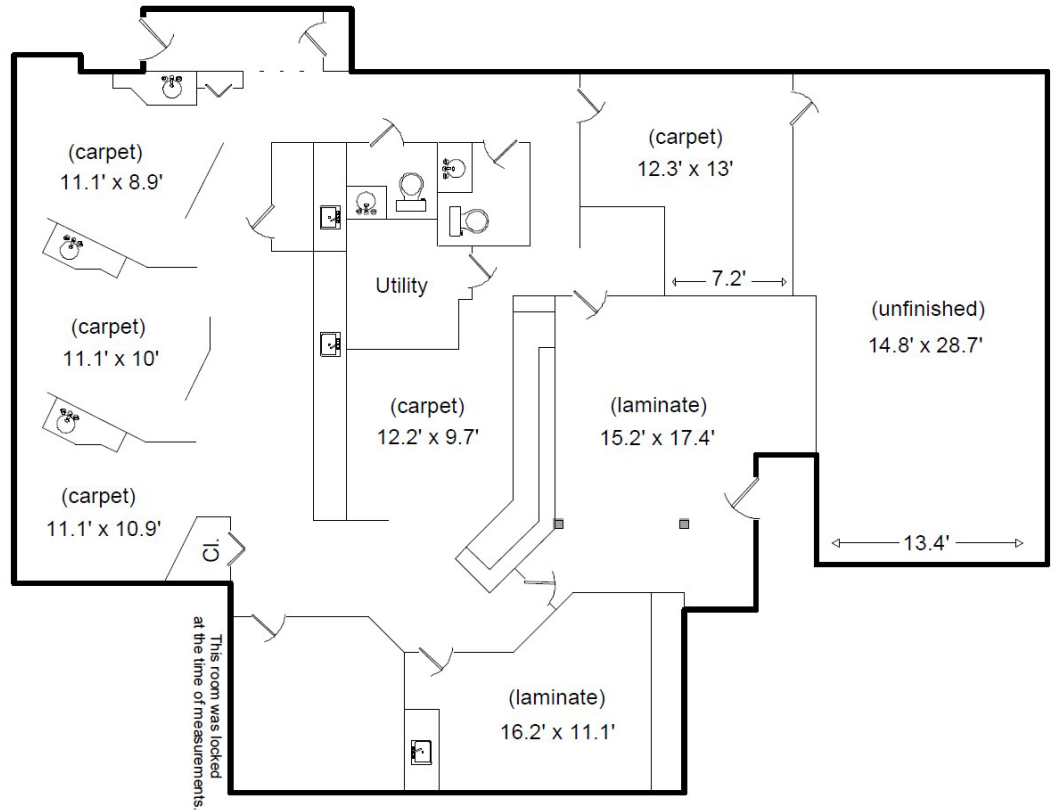
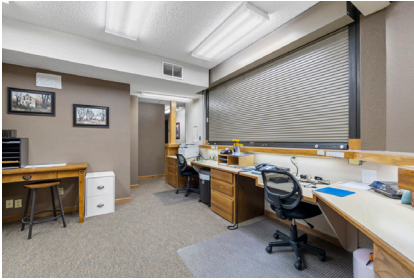


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