



# FOR SALE

2300 W COUNTY ROAD 54G | LAPORTE, CO  
.46 ACRE LOT WITH ENDLESS POTENTIAL!



2,337 SF  
Building



\$3,927.24 ([click for link](#))  
2023 Property Taxes



Market  
Northern Colorado

**JASON BILLINGS**

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Unlock the potential of this versatile .46-acre property, perfectly positioned for your next redevelopment or new construction project. With flexible O-Open zoning, this site welcomes a wide range of possibilities—residential, industrial, recreational, or mixed-use.

#### LOCATION:

**Laramie** | 60 Miles  
**I-25** | 9 Miles

**Laporte** | 1 Miles  
**Wellington** | 11 Miles

**Fort Collins** | 5 Miles

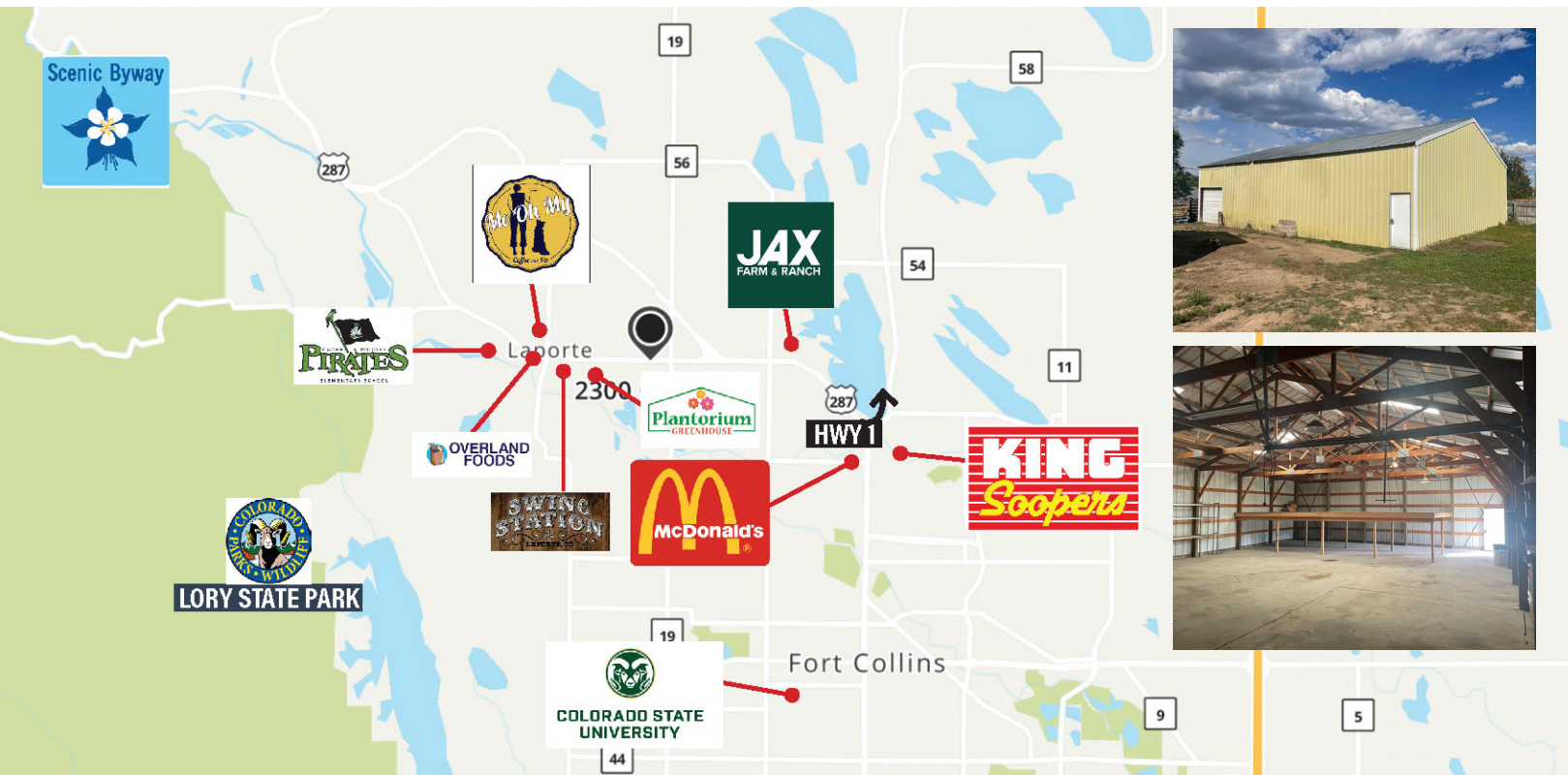
#### PROPERTY INFORMATION:

Price | \$550,000      County | Larimer      Parcel # | 9828400035  
# of Lots | 1      Total Lot Size | .46 Acres      Zoning | O-Open Larimer County

#### KEY FEATURES:

- Existing 2,337 ft<sup>2</sup> Shop: A spacious building with electricity, and concrete floor—ready for renovation, expansion, or integration into your vision.
- All Utilities On Site: Water, electricity, gas, well, and septic are already in place, streamlining your development process.
- Flexible Zoning: O-Open zoning allows for creative residential builds, live/work concepts, ADUs, or short-term rental investments.
- Prime Location: Just 1 mile from Laporte, 5 miles from Fort Collins, and 9 miles from I-25, offering easy access to amenities and outdoor recreation.
- Endless Possibilities: Whether you're planning a custom home, a modern workspace, or a unique mixed-use project, this property is ready for your ideas.
- Extensive inspections and due diligence package available for serious buyers.

**Bring your creativity and ideas to this exceptional property! Contact us today to learn more!**



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Demographics Source: windsorgov.com

**RealEstateFortCollins.com**

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