

PREMIUM OFFICE CONDO - INVESTMENT OPPORTUNITY | \$800,000



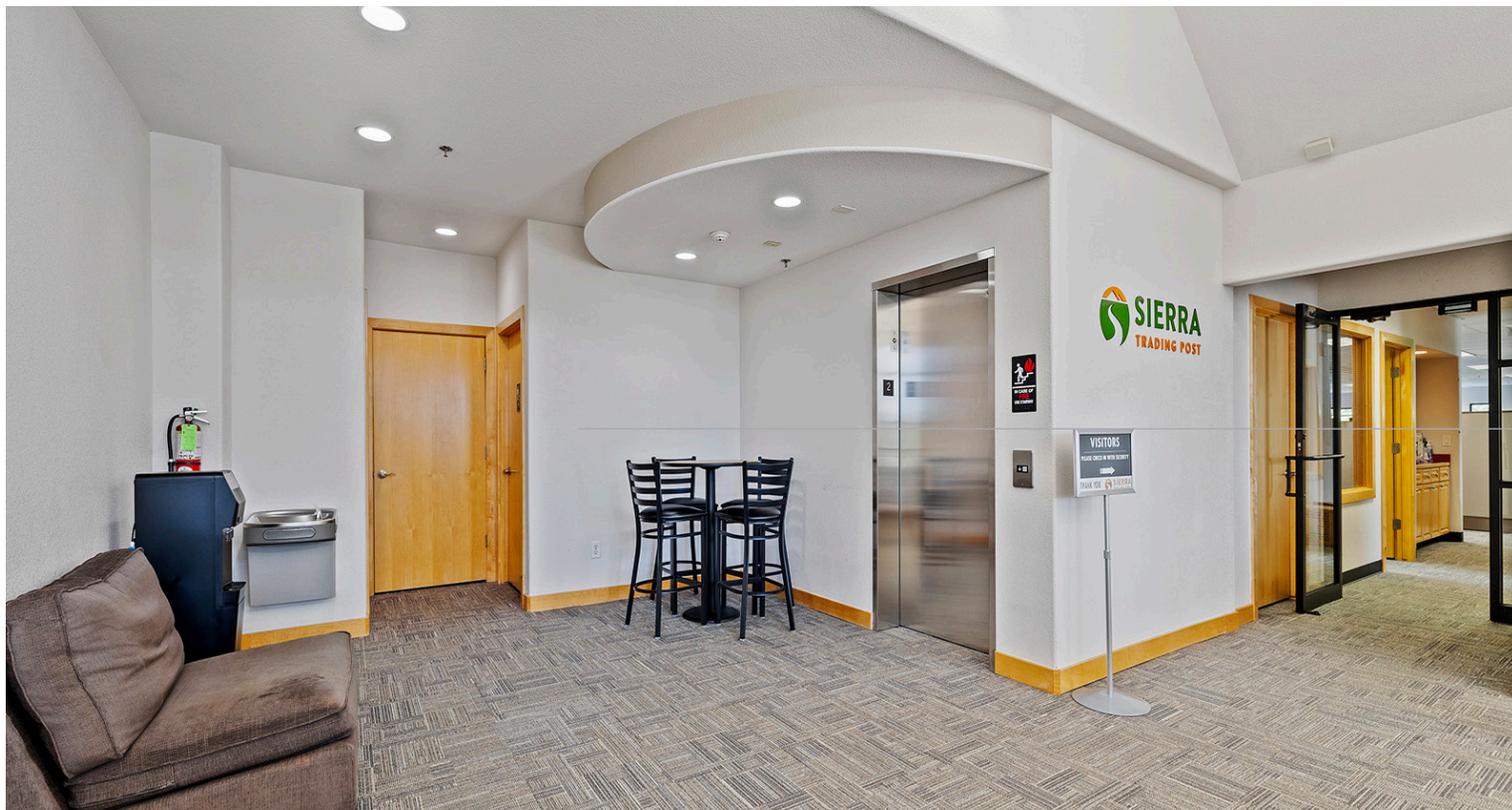
## 2002 CARIBOU DRIVE #202 FORT COLLINS, CO 80525

FOR SALE

- Upper Level Office Condo
- High-end finishes throughout
- Common area lobby and restrooms
- New HVAC systems in 2020
- Located in south-central Fort Collins

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 03.05.2026

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## SALE OVERVIEW

<b>Sale Price:</b>	\$800,000
<b>Air Space SF:</b>	3,105 SF
<b>Rentable SF:</b>	3,771 SF
<b>Cap Rate:</b>	6.32%
<b>2025 Taxes:</b>	\$20,990.65
<b>2026 OA Dues:</b>	\$21,420.80 (Annual), \$1,785.06 (per month)
<b>Year Built:</b>	2004
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

## PROPERTY OVERVIEW

**Property:** High-quality office investment opportunity in South Central Fort Collins located in the coveted Timberline Office Park. One national credit Tenant occupies the entire second floor. Contact Listing Broker for a Confidentiality Agreement to get more information on the existing Tenant.

**Location:** Located in South Central Fort Collins on Timberline Rd, just north of Harmony Rd, and less than ten minutes from Interstate-25.

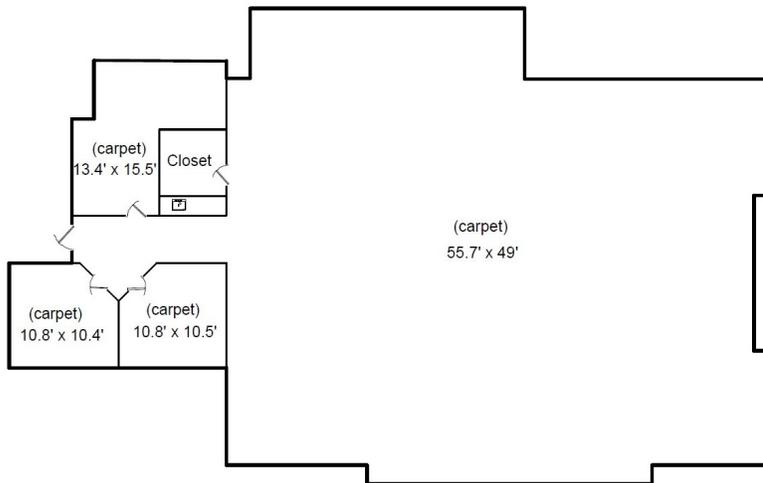


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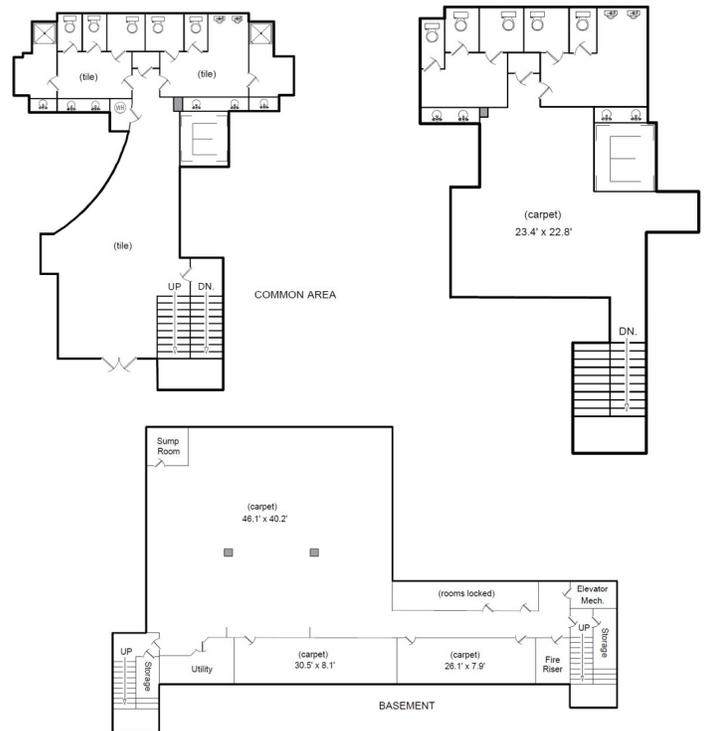


**OFFICE FLOOR PLAN**



**SUITE 202**

**COMMON AREA FLOOR PLAN**



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