

Industrial Building for Sale



116 Smokey Street

Fort Collins, CO 80525

Building Size:

±4,608 SF

Office:

Three (3) offices, each totaling 480 SF

Land Size:

0.21 Acres

Clear Height:

Front Shop 10'; Rear Shop 14'

Zoning:

Service Commercial (Fort Collins)

Loading:

Three (3) Drive-Ins;
One (1) 10' x 10'9", One (1) 8' x 9',
One (1) 10' x 10'

City/County:

Fort Collins/Larimer

Year Built:

1984 (Renovated 2024)

Power:

Three (3) 200 Amp Panels (TBV)

Sale Price:

\$1,060,000

Taxes:

\$20,992.13 (2024 due in 2025)

Comments

- › Two (2) gas meters easily allowing for building to be demised into two (2) separate units
- › 20 tons of fully conditioned heat and A/C in shops with four (4) zones
- › Fenced and secured "yard" for exterior storage
- › Seller financing with 20% down, 6%-8% over 25-year amortization with a 3-year balloon



Building Upgrades



- Fully serviced and newly installed Mitsubishi 2.5-ton mini split system servicing each office with separate remotes
- New commercial pad and 60oz polyester carpet in offices
- New LVP at entry and SE bathroom floors with tile on NE bathroom floor
- No drywall patching or painting required in offices or shops
- OSB Wainscot throughout shop areas
- Four (4) new zoned programmable thermostats for each 5-ton unit
- Fully cleaned and serviced natural gas hanging heater in each shop
- New 26-gauge Pro Panel 2 ribbed ceiling in shops
- Three (3) coats of epoxy on floors in shop areas and breakroom
- Both bathrooms fully remodeled with new vanities, quartz tops, faucets, and exhaust fans
- Additional natural gas tap in rear shop

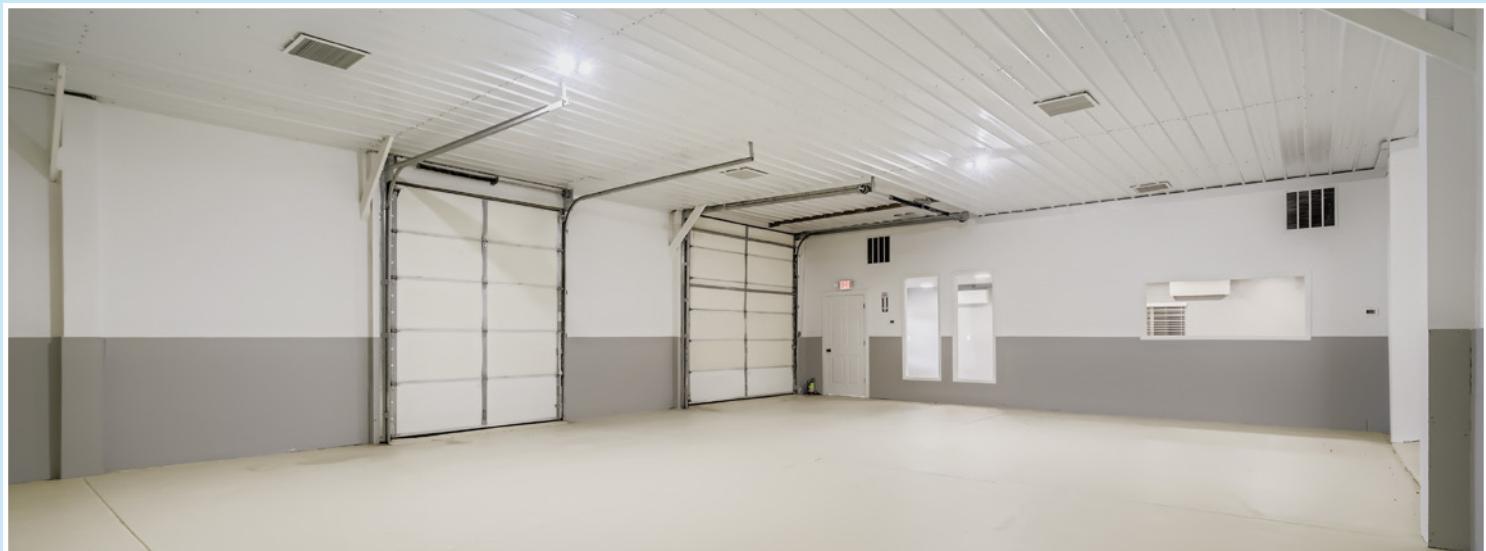
NEW IN 2020-2023

- Wall mounted drinking fountain in breakroom
- Heavy duty security bars installed on all exterior windows
- Refurbished West facing lighted signage visible from College Avenue with new timer
- Secured storage access above office ceilings

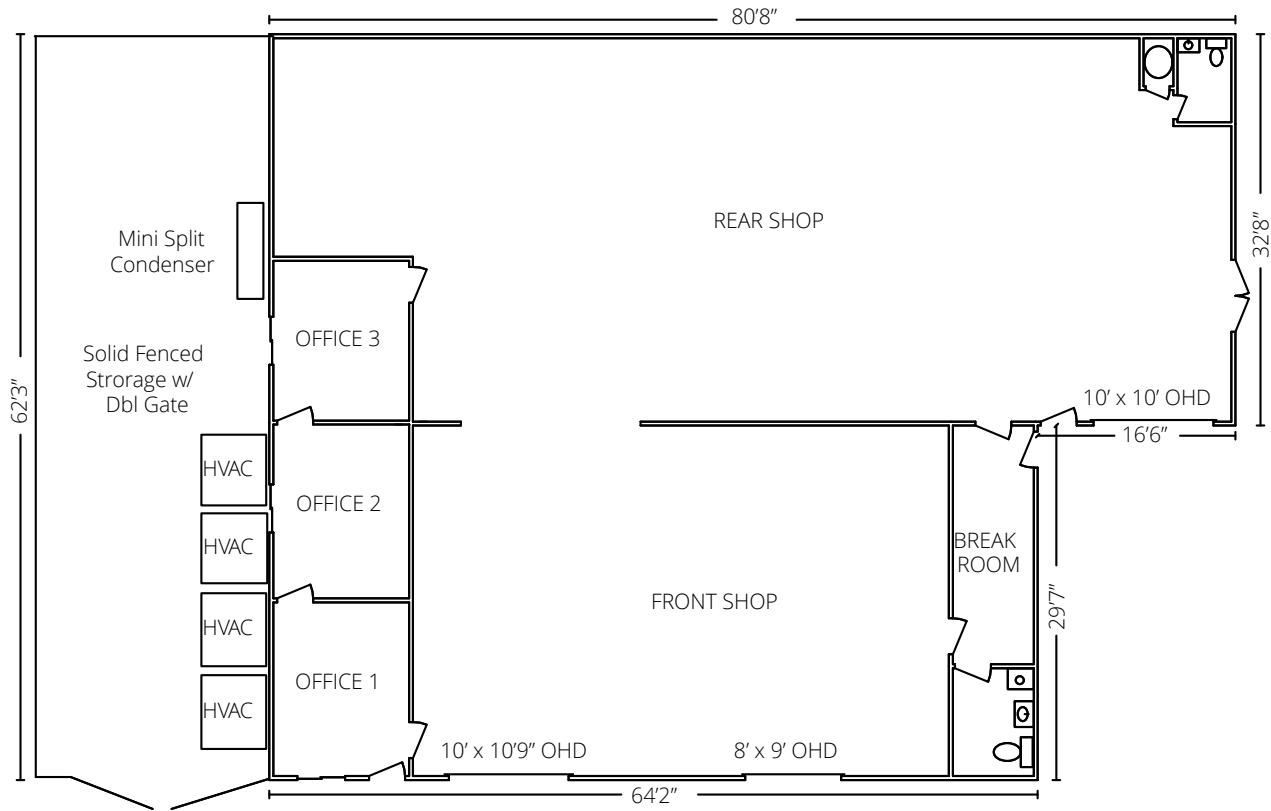
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Photos



Floor Plan



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Aerial Map



BROKERAGE
DISCLOSURE

