

230 CHERRY STREET

FORT COLLINS, CO 80521



PROPERTY DESCRIPTION

An outstanding opportunity to own a premier office building in Downtown Fort Collins, one of Colorado's most vibrant and fast-growing business districts. This property combines modern functionality with historic downtown charm, perfect for companies seeking visibility, convenience, and a professional atmosphere. Professional office layout includes private offices, conference rooms, open work areas, spacious break room area, private restrooms on each floor, and expansive second floor deck. Unbeatable location for employees and clients; steps from Old Town Square, award winning restaurants, shops, bike paths, and community events. Whether you're expanding operations, seeking a flagship location, or investing in a high-demand commercial asset, this downtown Fort Collins office building offers the perfect blend of location, quality, and long-term value.

OFFERING SUMMARY

- Sale Price - \$1,900,000
- Total SF - 8,382
- Lot SF - 7,078
- Zoning - (D) Downtown District
- Effective year built - 2005
- Partially Leased

KEY HIGHLIGHTS

- Convenient Location and Access
- Elevator Served ADA compliant
- Rare Downtown Stand-alone Building
- Next to 89-acre park and Poudre River Trail
- New Roof 2018



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Each office independently owned & operated. All information contained herein is deemed reliable but not guaranteed.

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LINKS

- Old Town Fort Collins
<https://downtownfortcollins.com>
- Land Use Code: Downtown District
https://library.municode.com/co/fort_collins/codes/land_use?no-deld=ART4DI_DIV4.16DODID
- Visit Fort Collins
<https://www.visitftcollins.com>



UTILITY PROVIDERS

- Water East Larimer County Water
- Sewer Boxelder Sanitation
- Electric City of Fort Collins
- Gas Xcel Energy



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FOR SALE | DOWNTOWN OFFICE BUILDING

ADDITIONAL PHOTOS

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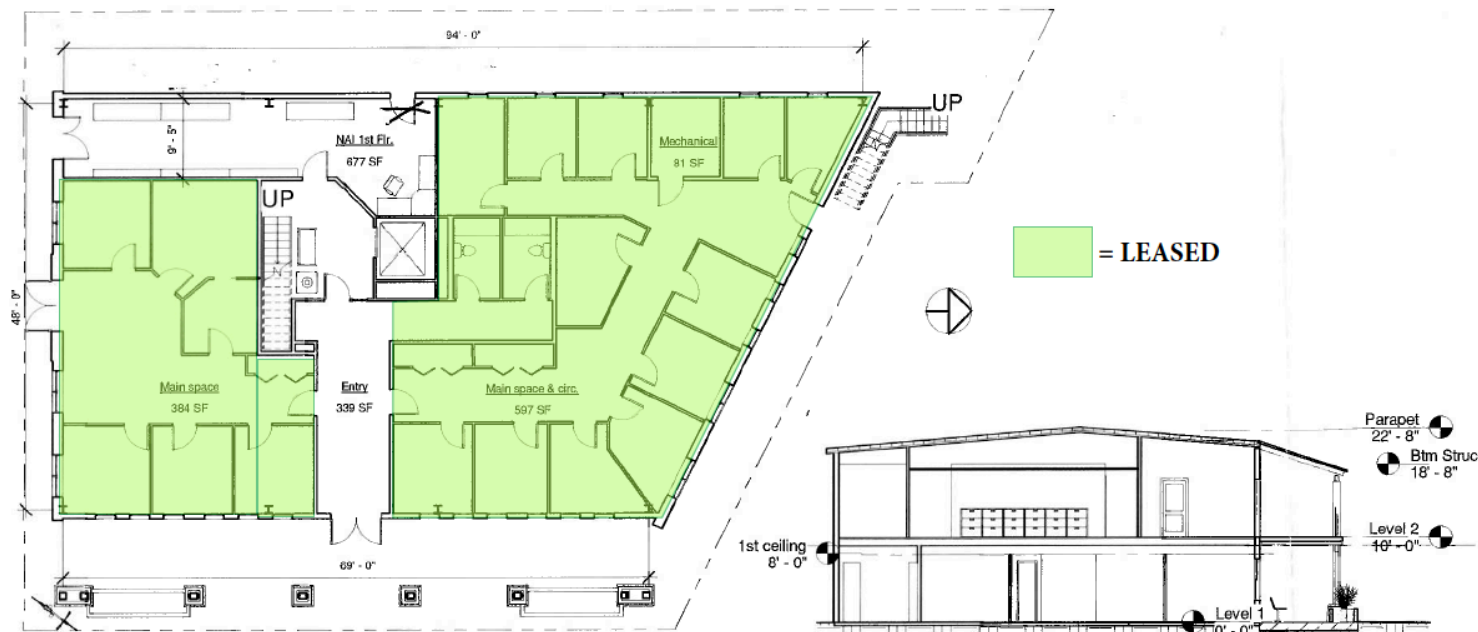
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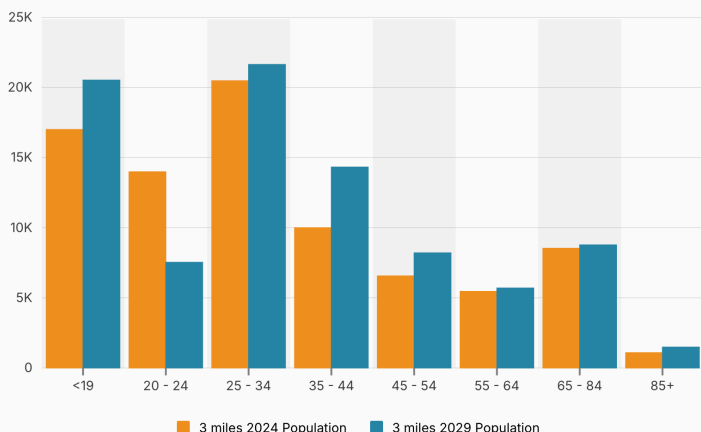
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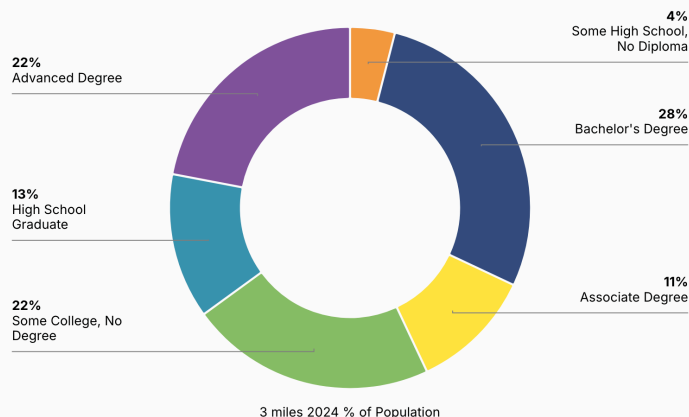
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Population By Age



Educational Attainment



POPULATION

2020 Population
2024 Population
2029 Population Projection
Annual Growth 2020-2024
Annual Growth 2024-2029
Median Age
Bachelor's Degree or Higher
US Armed Forces

2 MILE

43,133
46,259
49,207
1.8%
1.3%
27.3
49%
115

3 MILE

79,269
83,115
88,188
1.2%
1.2%
29.3
50%
193

5 MILE

149,588
153,100
161,889
0.6%
1.1%
31.9
49%
389

INCOME

Avg Household Income
Medial Household Income
< \$25,000
\$25,000 - 50,000
\$50,000 - 75,000
\$75,000 - 100,000
\$100,000 - 125,000
\$125,000 - 150,000
\$150,000 - 200,000
\$200,000+

2 MILE

\$72,764
\$49,840
4,319
4,313
2,974
1,809
1,280
662
830
1,041

3 MILE

\$80,156
\$55,428
7,045
8,027
5,897
3,320
2,971
1,581
2,083
2,274

5 MILE

\$91,570
\$66,623
10,053
13,147
11,953
7,227
5,971
3,693
4,940
5,373



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**ACCOLADES:
CITY OF FORT COLLINS**

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- 46 miles north of Metro Denver and has access to 2.5 million people within 60 minutes
- Colorado State University is a long term driver of economic growth with plans to reach 35,000 full time equivalent students by 2035 *(2018 Master Plan)*
- No. 6 Best Housing Market for Growth & Stability *(SmartAsset - June 2020)*
- Colorado's Microbrewery Capital with more than 20 breweries *(NCEA)*
- No. 1 Best Bike City in America *(peopleforbikes.org - May 2018)*
- 3rd Best College Town to Live in Forever *(College Ranker - Jul 2017)*
- No. 4 Best Places to Retire *(CBS News - Nov. 2019)*
- No. 1, Top 100 Places to Live in the U.S. *(Livability - rankings average scores based on civic demographics, economy, education, health, housing, and infrastructure)*
- No. 3, U.S. Cities with Highest Economic Confidence *(Yahoo Finance - Nov. 2018)*
- No. 4, Best U.S. Cities to Raise a Family *(MarketWatch - 2019 & Livability - 2018)*
- No. 12, Best Performing Cities Index *(Miliken Institute - Feb. 2021)*
- No. 2, Best Cities for Small Business Owners *(ValuePenguin - Jan. 2021)*
- Abundant outdoor recreation including easy access to Horsetooth Reservoir, Rocky Mountain National Park, the Cache la Poudre River, and Estes Park



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