COMMERCIAL LISTING

# FOR SALE

# 320 Willow Street

FORT COLLINS | COLORADO

***This unique, hard to find small property for sale in the Downtown Fort Collins Historic River District with upside potential. Property is central to the River District core and its many qualities.***

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|---|---|
| **SALE PRICE:** | $850,000 |
| **BUILDING SIZE:** | 936 SF |
| **LOT SIZE:** | 5,320 SF / 0.12 Acres |
| **ZONING:** | (D) - Downtown District, River Subdistrict |

***Please call Patty Spencer for more information.***

The **Historic River District** is intended to reestablish the linkage between the Historic Core and the Cache la Poudre River by offering opportunities for housing, businesses, and workplaces to complement the Downtown Fort Collins historic core. Highlights of this vibrant area emphasize the unique relationship of the waterway to the urban environment as well as serve as a connection to the Downtown area with pedestrian-oriented street fronts and lively outdoor spaces.


*Patty Spencer* BROKER

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Information contained herein is not guaranteed. Buyer/Tenant and Seller/Landlord are advised to verify all information. Price, terms and information are subject to change.