

FOR SALE

1513 Riverside Ave 1
Fort Collins, CO 80524

Upper Level Office Suite
\$460,000.00



OFFERING HIGHLIGHTS

- Dental Office Layout
- Private Restrooms
- Additional Private Entrance with ADA accessibility
- Located in the Riverside Professional Arts Building



Craig C. Hau

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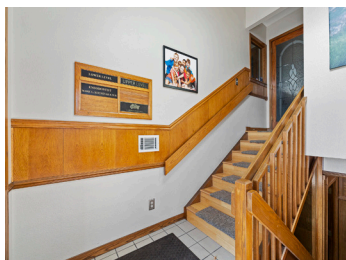
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LEASE OVERVIEW

Sale Price:	\$460,000.00
Rentable SF:	2,387 SF
Air Space SF:	2,361 SF
2024 RE Taxes:	\$7,351.17
Zoning:	E-Employment
Year Built:	1972
Year Remodeled:	1984, 2019 (partial)
Market:	Northern Colorado
Sub Market:	Fort Collins

PROPERTY OVERVIEW

Property:	Owner-user office suite available for sale in northeast Fort Collins. Located in the Professional Arts Building Condominiums, this upper level office suite boasts 2,387 rentable SF, and is currently laid out as a dental office, complete with procedure areas, a waiting room, reception area with built-in desk, a wet bar, private offices, and two private restrooms. There is a second entrance to this unit via a ramp at the back of the building, providing ADA accessibility.
Location:	Located on Riverside Avenue, east of Timberline Road, in between Prospect Road

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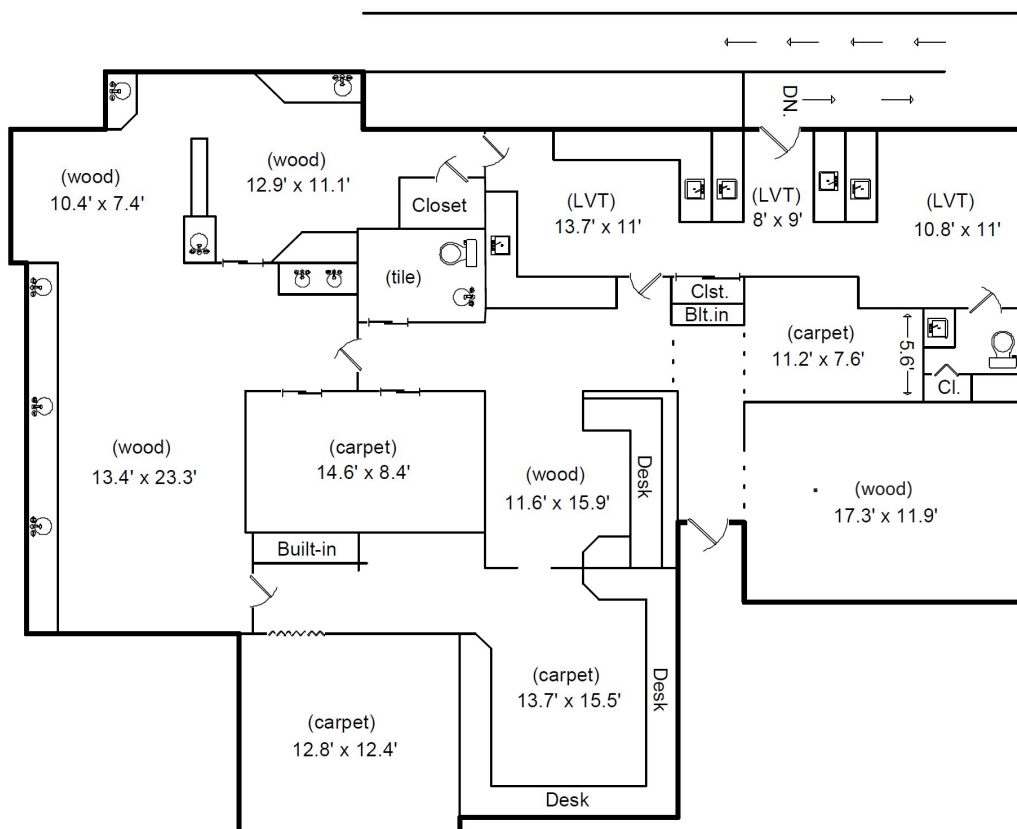
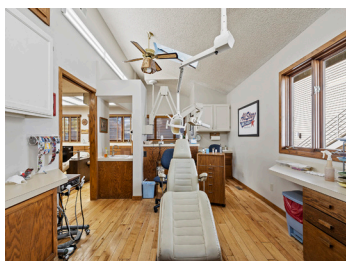
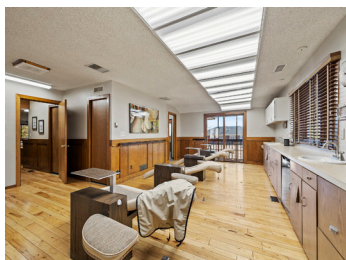
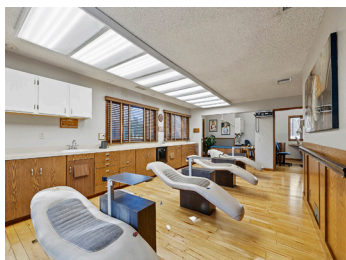
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