

EXECUTIVE OFFICE CONDO

204 Maple Street #102, Fort Collins, CO



LC REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY

exp
REALTY

FOR SALE: \$305,900
956 SF



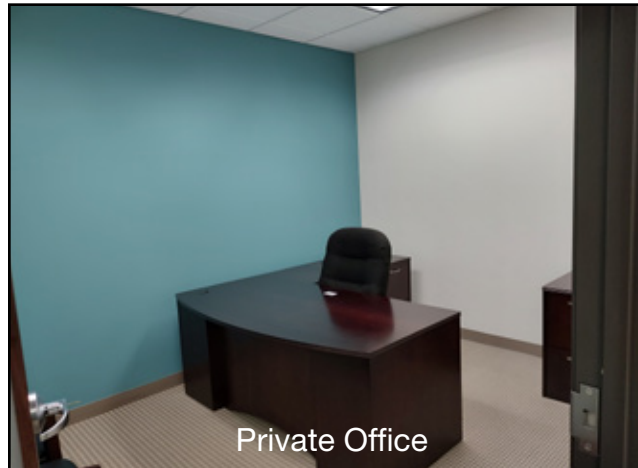
Executive Office Suite | Fort Collins, CO

\$305,900 | 956 SF

LC Real Estate Group is pleased to offer this opportunity to purchase a ground level 956 square foot office condo located in the heart of Old Town Fort Collins. The first floor unit in the Penny Flats mixed use project offers excellent visibility and direct access to numerous nearby Old Town amenities including restaurants, museums/entertainment, parks, and more.

Property Highlights

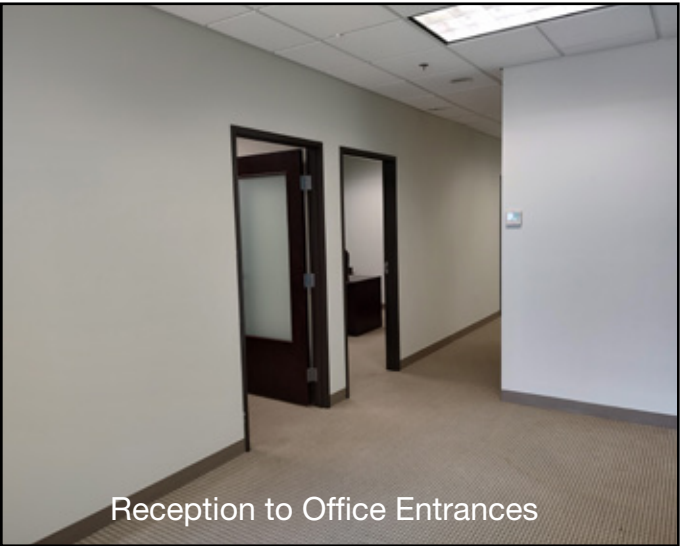
- Quality finishes throughout including high quality wood trim, solid core doors, solid surface countertops, LED lighting and more
- Three spacious offices, bullpen, reception and private restroom
- Unbeatable location on north end of Old Town - walkable to museums, restaurants, Lee Martinez Park and more
- Perfect for financial services, engineering, insurance agency, attorney, or any other professional use looking for an opportunity to own a ground level office condo in Old Town Fort Collins
- Includes one private covered parking space on north side of building



Office Space | 956 SF | Main Floor

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Fort Collins, CO



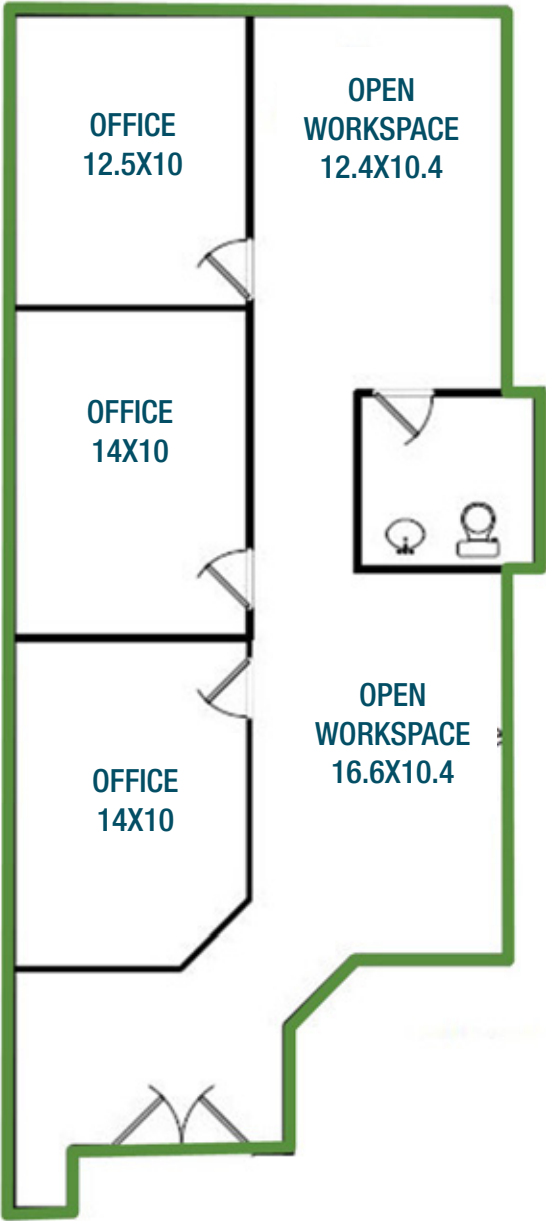
Reception to Office Entrances



Rear Open Workspace/Bullpen

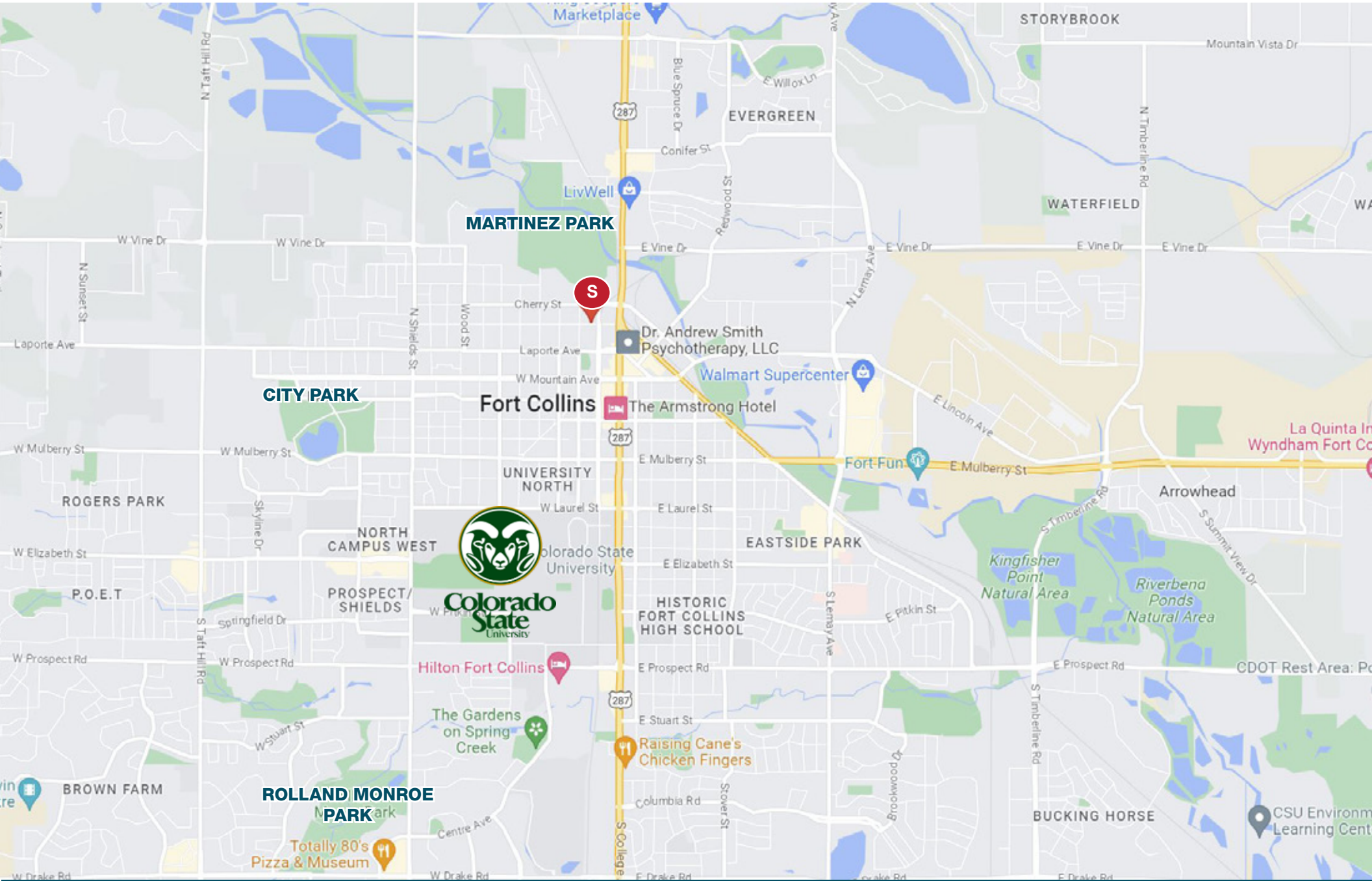


Suite Entrance and Reception Area



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DRIVING DIRECTIONS

From Interstate 25, take exit for E. Mulberry St./CO Hwy 14 West. Travel approx. 3 miles, turn right onto Riverside Ave., continuing on Jefferson St. which turns into Maple St. at S. College Ave. Continue across Mason St. Property entrance next to garage parking door.

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PROPERTY OVERVIEW

Property Address	204 Maple Street, Fort Collins, CO 80521
Total Land	0.03 Acres
Unit SF	956 SF
Year of Construction	2008
Year of Remodel	2010
Property Type	Commercial
Built As	Office Building
Zoning	(D) Downtown

PROPERTY TAXES

Parcel	9711136102
Legal	UNIT 102, BUILDING 5, PENNY FLATS CONDOMINIUMS (20080067127)
Mill Levy	100.952
Assessed Value (2024)	\$117,710
Actual Value (2024)	\$421,900
Taxes (2024)	\$11,883.06

UTILITIES

Water	City of Fort Collins
Sanitary Sewer	City of Fort Collins
Storm Sewer	City of Fort Collins
Gas	Xcel Energy
Electricity	City of Fort Collins
Telephone	CenturyLink, Comcast Xfinity
Internet	Comcast Xfinity, CenturyLink, Fort Collins Connexion, or Other Provider

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AREA PHOTOS



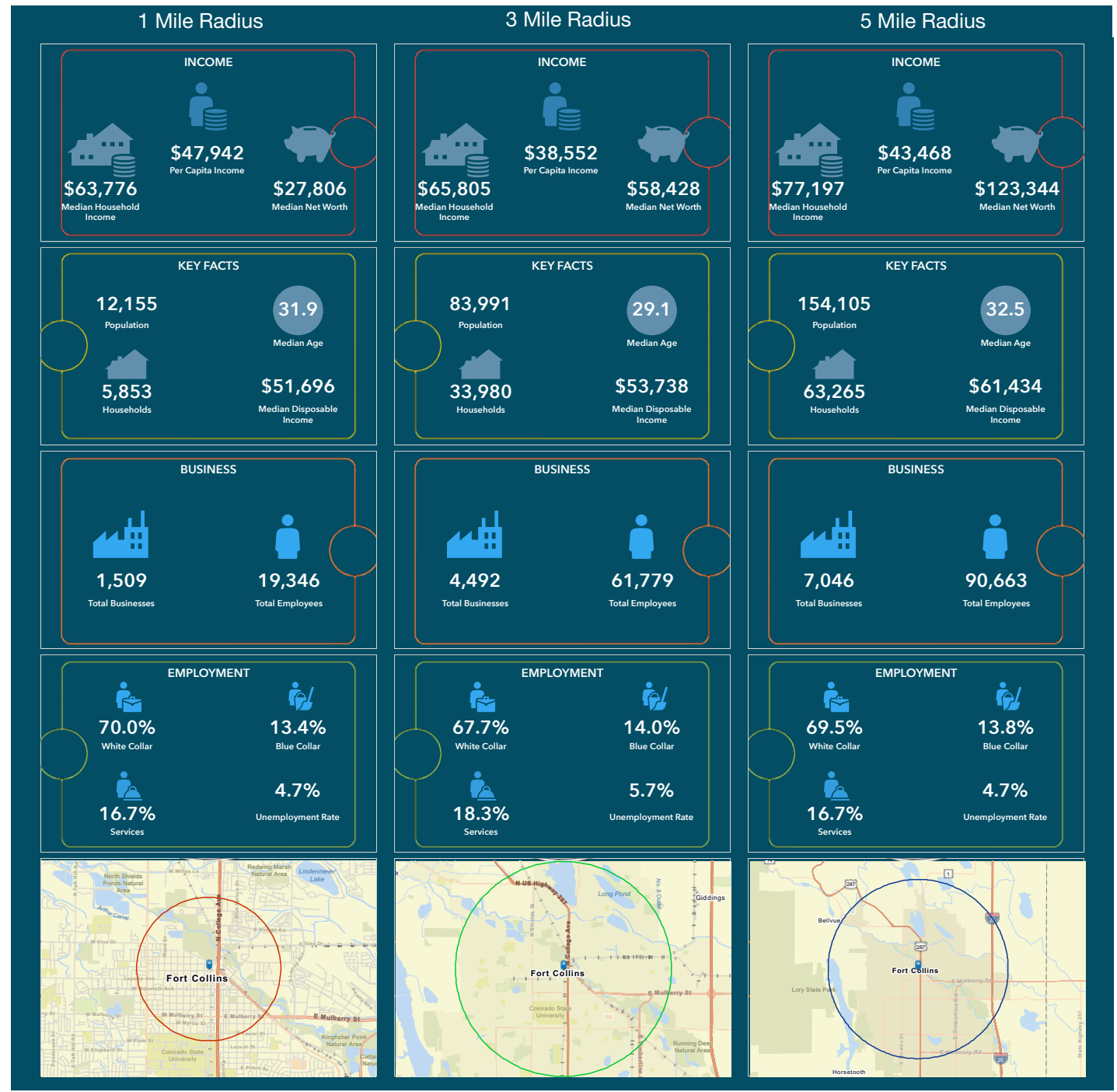
DOWNTOWN TRANSIT CENTER



HIGH STREET FRONTAGE VISIBILITY



MARTINEZ PARK



FORT COLLINS, CO

“THE CHOICE CITY”

- 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



EXECUTIVE OFFICE SUITE

Fort Collins, Colorado

Exclusively Marketed For Sale By



MINDFULLY CREATING COMMUNITY

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