

MEDICAL OFFICE BUILDING FOR SALE



313
WEST DRAKE
ROAD

Owner/User Opportunity

THE OFFERING



Exceptional Opportunity - Excellent Midtown Location - Drake Road Frontage

Discover an exceptional opportunity with this stunning 12,209 SF medical office building, meticulously remodeled in 2014 for modern functionality. Strategically located at the bustling corner of West Drake and Redwing Road, this property boasts excellent visibility and easy access, making it a prime choice for healthcare professionals. The comprehensive renovations included a new roof, HVAC, plumbing, and electrical systems, ensuring a seamless operational environment. With an abundance of parking across two parcels and a prime midtown location near Colorado State University, this facility is perfectly positioned to serve the community while offering convenience and accessibility for both staff and patients.

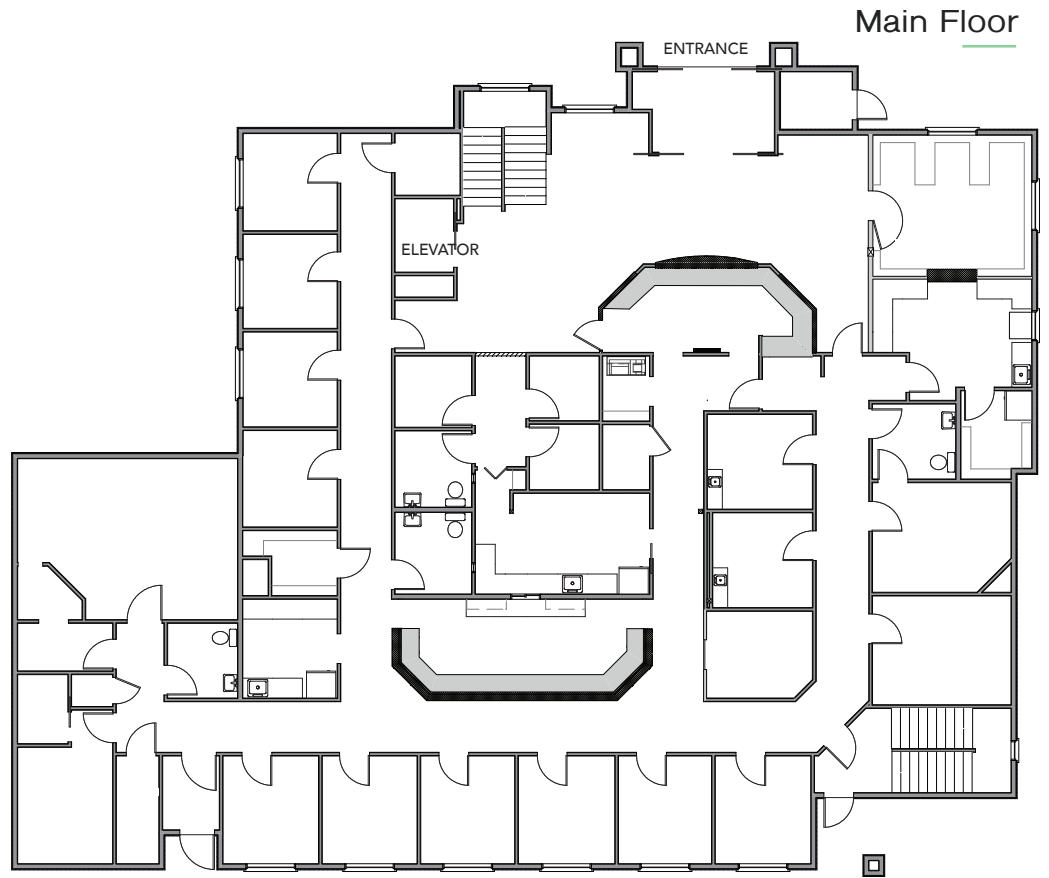
Don't miss your chance to invest in this remarkable property!



Property Details

Address:	313 West Drake Road Fort Collins, Colorado 80526
Price:	\$3,000,000
Available:	12,209 SF
Year Built:	1974 - remodeled 2014
Parking:	6.5/1,000 SF
Stories:	2
Lot Size:	1.01 Total Acres (Larimer County Assessor)

FLOOR PLANS

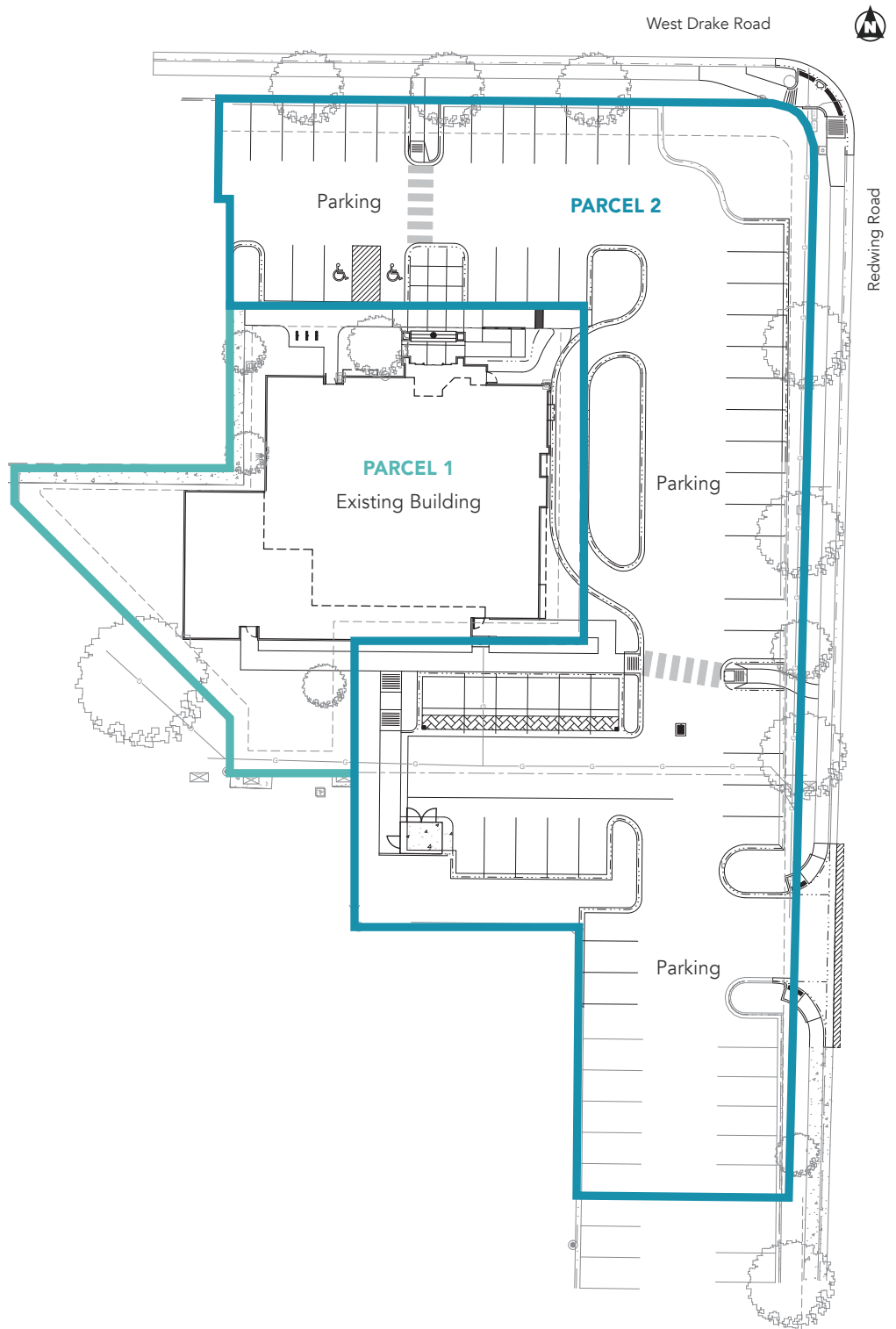
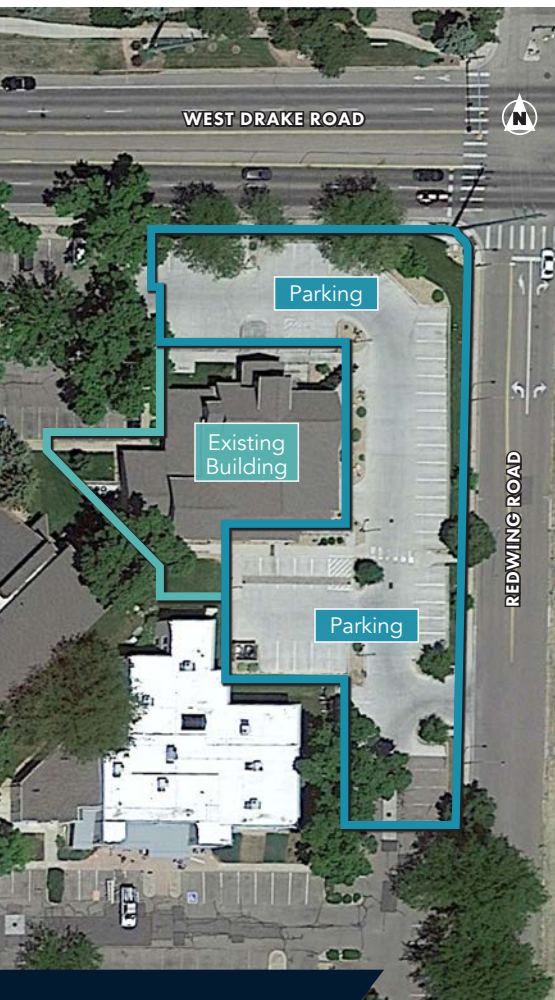


SITE PLAN



Site Details

Parcel 1:		
9726128001	0.31 Acres	
Parcel 2:		
9726128010	0.70 Acres	
Total Acreage:	1.01 Acres	



AREA OVERVIEW



Demographics

Current Population

1 Mile	13,256
3 Miles	118,848
5 Miles	181,737

Estimated Households

1 Mile	6,367
3 Miles	49,034
5 Miles	74,096

Average Household Income

1 Mile	\$90,139
3 Miles	\$106,525
5 Miles	\$115,696

- Source: ESRI 2024



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