

DEVELOPMENT SUMMARY

Building / Land Sale – 2,324 SF / 12,000 SF

500 Garfield St.,
Fort Collins, CO 80524

Price: \$535,000

Parcel Number(s):	97133-06-011	Schedule Number(s):	0057606
Property Type:	building, standalone	Ownership:	Private
Zoned:	OT-B	Built:	1961
Prev. Sale:	None	Lot:	12,000 sf
Acre Size:	.28	Shape:	Rectangular
Topo:	Flat	Frontage:	150ft (Whedbee)
Dimensions:	150ft x 80ft	Governance:	City of Fort Collins
Taxes:	\$5,568.29	TAV:	---
Tax District:	1500	Mill Levy:	
Fenced:	No	Fence Type:	---
Building:	1	Const:	Block/wood
Price PSF:	---	Price Per AC:	---
Use:	see zoning	Divisible:	Yes
Retail/Office		Warehouse:	
Storm Water:	City	Power:	City - 3 Phase
HVAC:	none	Sewer Line:	4" - City, Garfield
Sewer:	City	Electric:	City
Gas:	Xcel	Water:	City
Gas Line:	Garfield	Location:	Paved City Street
# of Improvements:	1	Water Rights:	no
Water:	¾" City, Garfield	C.O.:	yes
Econ Area:	Stable / improving	Lease Rates:	increasing

Remarks:

FINANCING: Conventional, Cash or Owner Financing WAC (Credit Worthiness Contingent)

LEGAL: LOTS 11 & 12 & VAC ALLEY ADJ ON N, BLK 2, CRAFTS RESUB, FTC

PARCEL BOUNDARIES:

West: Whedbee St.

East: Harris Elementary

South: Garfield St.

North: Harris Elementary

COMMENTS:

City eager to develop this in-fill project.

Old Town Medium (OT-B) Zoning.

Current Use: Auto Repair. This use is also available.

UTILITIES:

Utilities are located on the parcel.