

**FOR  
SALE**

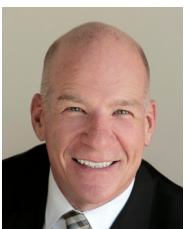
2649 E Mulberry Street B58  
Fort Collins, CO 80524

**Condo Storage Warehouse**  
**\$250,000**



## OFFERING HIGHLIGHTS

- Condo Storage Warehouse for Sale
- 1,200 Square Feet - 30' Wide by 40' Deep
- 16' Ceiling Height
- 1 - 14' x 14' Grade-level Door
- Common Area Restrooms



**Craig C. Hau**

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## Condo Storage Warehouse \$250,000



### LEASE OVERVIEW

<b>SF:</b>	1,200 SF
<b>Zoning:</b>	C-Commercial (Larimer County)
<b>Year Built:</b>	2000
<b>OH Doors:</b>	1 - 14' x 14' Grade-level Door
<b>Power:</b>	110V
<b>Ceiling Height:</b>	16'
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins

### PROPERTY OVERVIEW

<b>Property:</b>	Storage warehouse condo for sale. Unit B58 is 1,200 square feet - 30' wide x 40' deep. There is 1 - 14' x 14' grade level overhead door, a 3' pedestrian door, and the ceiling height is 16'. Common area restrooms are available for Owner's use. This unit is for storage use only; no signage and/or businesses allowed.
<b>Investment Sale:</b>	Leased through 6/30/26 for \$1,526.06 per month plus gas and electrical charges.
<b>Note:</b>	Listing broker is owner.
<b>Location:</b>	Located in the Mulberry Commercial Park with quick access to Interstate 25.

**Craig C. Hau** , Partner/Senior Commercial Advisor

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