

1925 LANDMARK OFFICE BUILDING FOR SALE

1520

s. college avenue

FORT COLLINS, COLORADO

PRICE REDUCED!
\$2,300,000



THE OFFERING

PROPERTY OVERVIEW

Sale Type	Investment/Owner User
Location	Campus Edge/Gateway to Downtown
Asking Price	\$2,300,000
Building Size	4,501 SF above grade + 2,573 SF garden level (7,074 SF Total)
Stories	2
Lot Size	0.33 AC (14,300 SF)
Construction Type	Wood Frame
Parking Ratio	1.78/1,000 SF (12 spaces)
Zoning	CC (Community Commercial)

Beautifully Renovated Converted Office Building

Northwest of Prospect Road on College Avenue, this building is located at the gateway to Downtown Fort Collins.

This building can be demised for multiple tenants. Just minutes away from Colorado State University, the property is in a prime location offering high visibility and exposure.

PROPERTY AMENITIES

- PRIVATE OFFICES
- RECEPTION / CONFERENCE ROOM / KITCHEN BREAKROOM
- BEAUTIFUL DETAILED FINISHES
- HARDWOOD FLOORS (1ST FLOOR AND N SECOND FLOOR)
- CARPET (SECOND FLOOR AND BASEMENT)
- CENTRAL AIR AND HEAT
- CLIMATE CONTROLLED SERVER ROOM
- OUTDOOR DECK
- MONUMENT SIGN ON COLLEGE AVE.

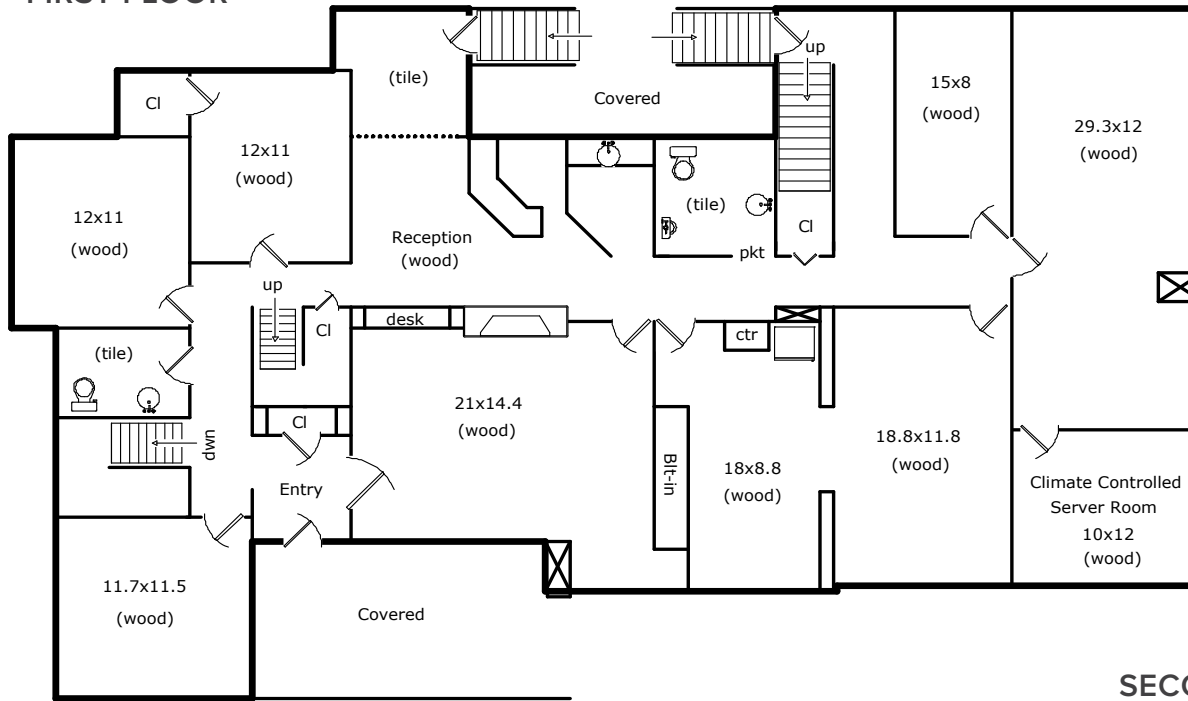


THE INTERIOR



FLOOR PLANS

FIRST FLOOR



1st Floor SF: 2,988.33

2nd Floor (N) SF: 641.3

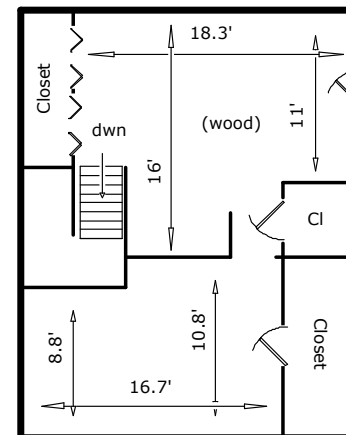
2nd Floor (S) SF: 870.9

Total SF (2 levels): 4,501

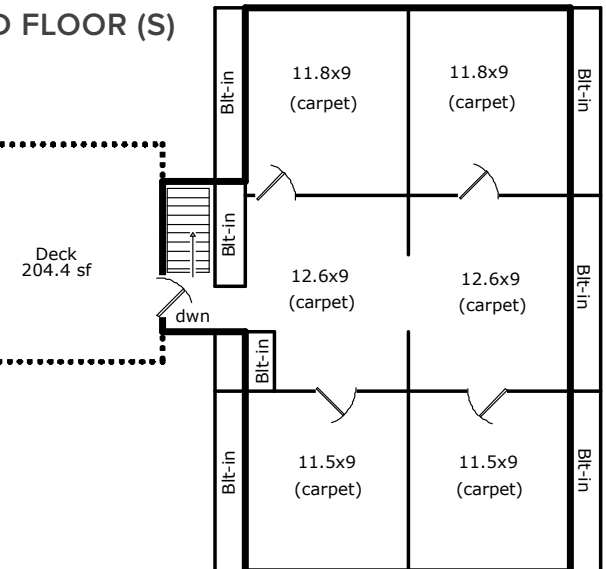
Basement SF: 2,573

Total SF with Basement: 7,074

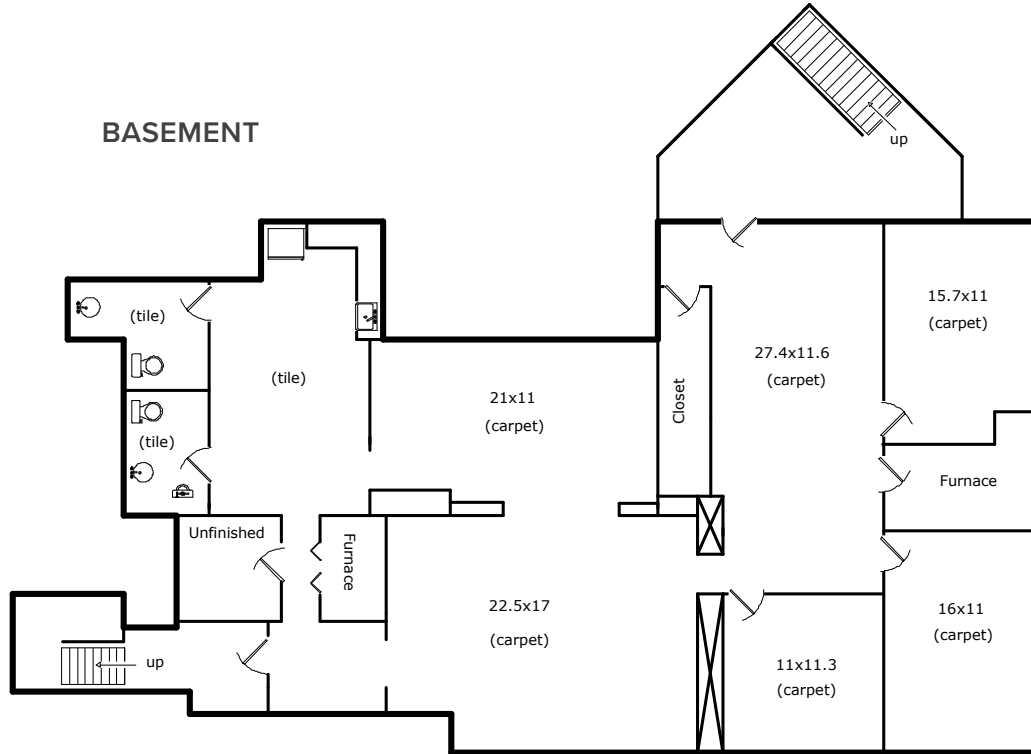
SECOND FLOOR (N)



SECOND FLOOR (S)



BASEMENT



AERIAL LOCATION



1520 S COLLEGE AVENUE

PROPERTY HIGHLIGHTS



TRAVEL TO	DRIVE TIME	WALK TIME
CSU	1 minute (0.3 mi)	6 minutes
CSU Health/Medical Center	2 minutes	5 minutes
Old Town	4 minutes	32 minutes
Poudre Valley Hospital	6 minutes	30 minutes
I-25	13 minutes	2.5 hours

VPD DAY TRAVELING ON COLLEGE AVENUE NORTH OF PROSPECT ROAD: NB Count: 20,363 SB Count: 20,240



POTENTIAL USES

- Professional services (law/accounting/finance)
- Counseling/behavioral health
- Non-Profit Headquarters
- Training/education
- Executive suites/multi-tenant office
- Potential for medical/wellness conversion

Due Diligence available upon request.

AREA DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	3 MILES	5 MILES	10 MILES
POPULATION			
2024 Population	113,831	173,926	269,166
2030 Population - Projection	116,103	178,156	280,085
PLACE OF WORK			
2025 Businesses	5,993	8,069	9,995
2025 Employees	77,807	104,541	123,793
HOUSEHOLD INCOME			
Average Household Income	\$99,090	\$112,488	\$125,274
Median Household Income	\$71,566	\$82,780	\$94,166
HOUSING VALUE			
Average Home Value	\$651,194	\$656,770	\$694,757
Median Home Value	\$586,222	\$606,561	\$630,829

FOR MORE INFORMATION, PLEASE CONTACT

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