



STANDALONE MEDICAL/OFFICE FOR SALE

PROPERTY TYPE: **MEDICAL/OFFICE**

AVAILABLE: **7,066 SF**

SALE PRICE: **\$945,000 (\$133/SF)**

BUILT: **1968**

REMODELED: **2014**

FEATURES:

- Fully built out medical building
- Great visibility along Elizabeth and Lemay
- Close proximity to Poudre Vally Hospital
- Large .53-acre lot with lots of parking and access off both Elizabeth and Lemay
- Could easily divide the building for multiple tenants/users

FEATURED PROPERTY

1080 E. ELIZABETH STREET • FORT COLLINS, CO 80524



VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

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STEVE STANSFIELD Broker/Partner
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steve@realtec.com

The floor plan illustrates the layout of the first floor, featuring a central corridor (HALL) and several functional areas. Key rooms and their dimensions include:

- Billing:** 12'-10"
- Managers:** 30'-0"
- Exam:** 7'-6"
- Procedure / US:** 11'-7"
- Reception:** 19'-0"
- Waiting:** 19'-0"
- TLT (Treatment/Lounge/Therapy):** 7'-6"
- Nurses Office A:** 7'-6"
- Back Lab:** 7'-6"
- Front Stair:** 7'-6"
- Dr. Bacrus:** 7'-6"
- Exam:** 7'-6"
- Conf (Conference):** 7'-6"
- Nurse Office B:** 7'-6"
- PAB Office:** 11'-7"
- Back Stair:** 7'-6"

Security camera locations are indicated by symbols: CPT-1 (CPTB) and CPT-2 (CPTB). The plan also shows various doors, windows, and structural elements like columns and walls.

OFFICE 125

EXAM 124

EXAM 123

EXAM 122

LOUNGE 121

STORAGE 120

OFFICE 119

CONFERENCE 112

HALL 125

RECOVERY 127

DRESS 111

PRE-OP 109

O.R. 108

STERILE LAB 107

LAB 106

STORAGE 102

VEST 101

MECH 115

OFFICE 104

TLT 116

TLT 110

MED RECORDS 117

LIBRARY 118

NEW CARPET AND CARPET BASE TO MATCH HALLWAY

NEW WALLS AND TOUCH UP PAINT TO MATCH EXISTING, TYP LAB SIDE

PATCH FLOORING TO MATCH EXISTING

FLOORING TO REMAIN PATCH AND REPAIRED AS NEEDED

OPT-1 CPTB-1

LVT-1 RB-1

PATCH AND PAINT WALLS

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SITE LOCATION

1080 E. ELIZABETH STREET • FORT COLLINS, CO 80524

20.4

MILES
TO LOVELAND

29.5

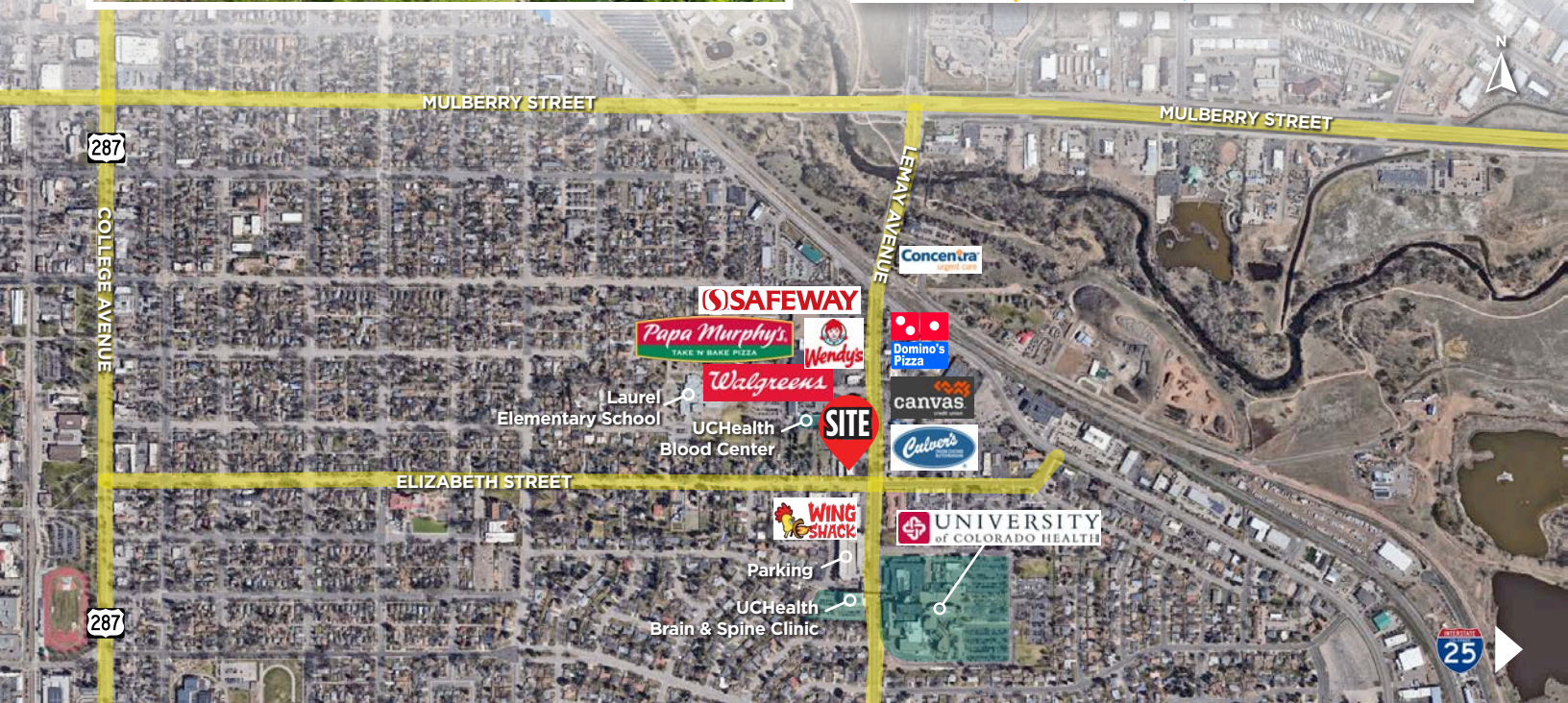
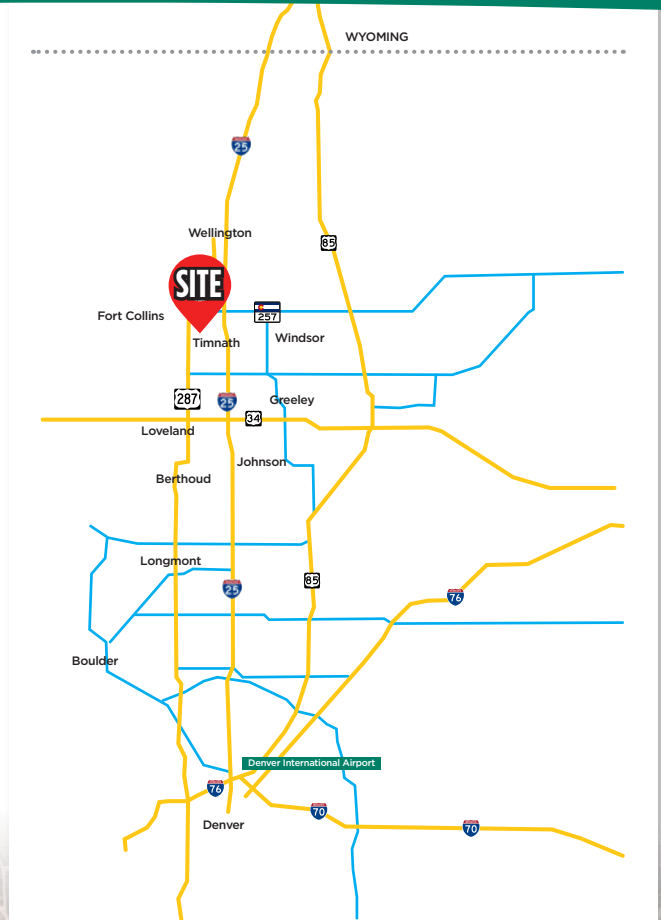
MILES
TO GREELEY

44.7

MILES
TO CHEYENNE

64.8

MILES
TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
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970.229.9900

Loveland

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Greeley

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