

# 320

## W. TRILBY ROAD

FORT COLLINS, CO 80525



CUSHMAN &  
WAKEFIELD

exp<sup>®</sup>  
REALTY

**Church Building for Sale**  
**Sale Price: \$2,500,000**



## // PROPERTY DETAILS

320 W. Trilby Road offers a unique opportunity to acquire a 9,984 square foot church building situated on 4.36 acres of land. Built in 1983, the property is located in Fort Collins and zoned Low Density Mixed-Use Neighborhood District (LMN), allowing for a variety of potential uses. The spacious lot provides ample room for parking, outdoor activities, or future development. This well-maintained facility is ideal for continued religious use or repurposing to fit community-oriented or mixed-use needs.

*Please contact the listing brokers for additional information.*

## // PROPERTY FEATURES



**BUILDING SIZE:** 9,984 SF



**YEAR BUILT:** 1983



**LAND SIZE:** 4.36 ACRES



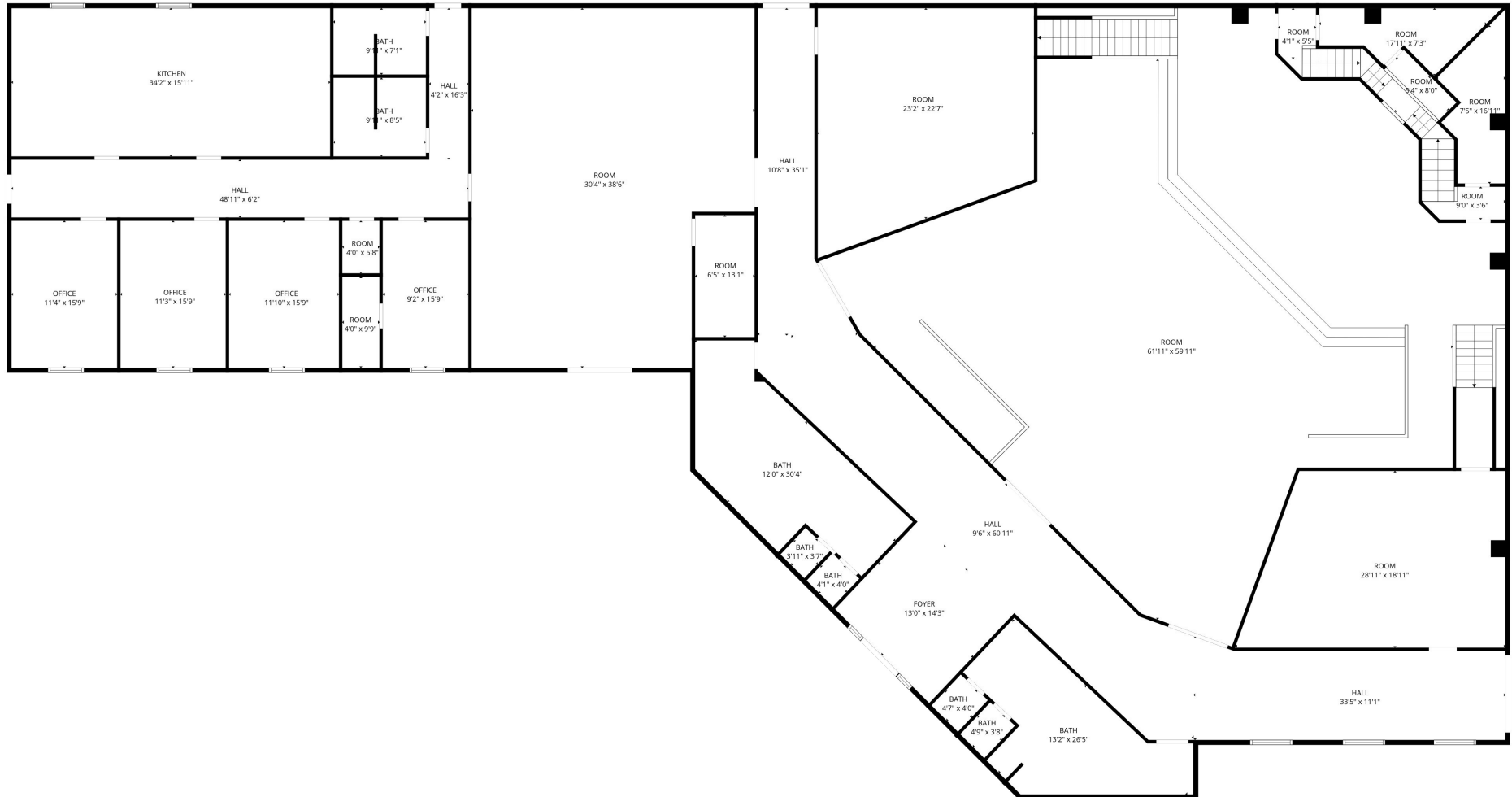
**ZONING:** LMN - LOW DENSITY  
MIXED-USE NEIGHBORHOOD  
DISTRICT (FORT COLLINS)

[LINK TO ZONING CODE](#)

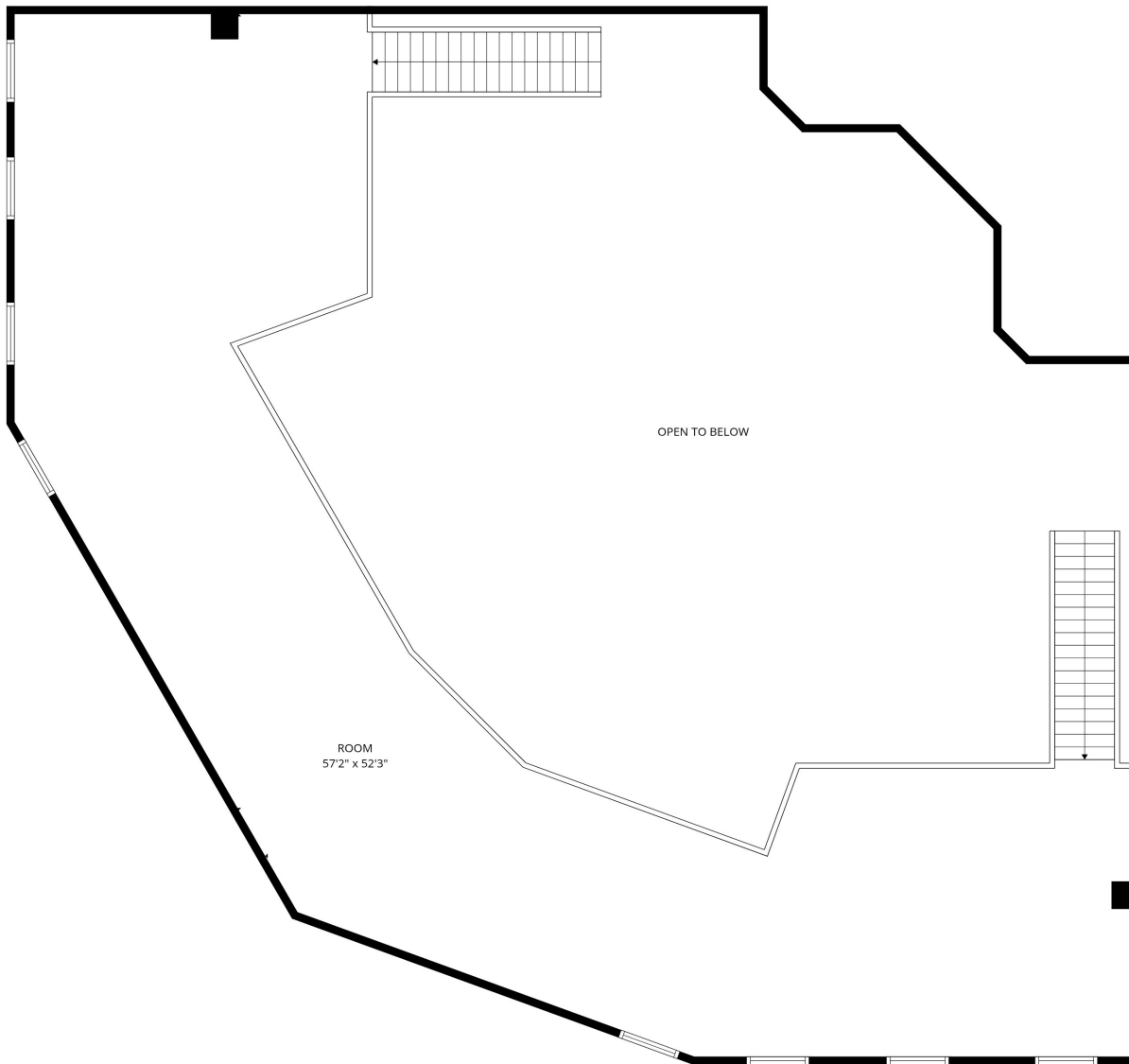


// **320 W. TRILBY ROAD**  
Fort Collins, CO 80525

# // MAIN LEVEL FLOOR PLAN



# // UPPER LEVEL FLOOR PLAN





# // PROPERTY PHOTOS





# 320

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### DEMOGRAPHICS

	2 Mile	5 Mile	10 Mile
2024 Population	18,369	137,158	338,952
2029 Pop. Projection	19,427	144,836	363,026
2024 Households	7,327	56,368	135,812
Avg. Household Income	\$130,648	\$111,281	\$106,857

Source: CoStar, 2025

S Shield Road

E Trilby Road

287



W Trilby Road

S Timberline Road

E County Road 30

### BROKER CONTACT INFORMATION

**TRAVIS ACKERMAN**

Cushman & Wakefield

+1 970 222 6452

travis.ackerman@cushwake.com

**CODY WALKER**

EXP REALTY

+1 619 733 2250

cody@sourceofhome.com



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