

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

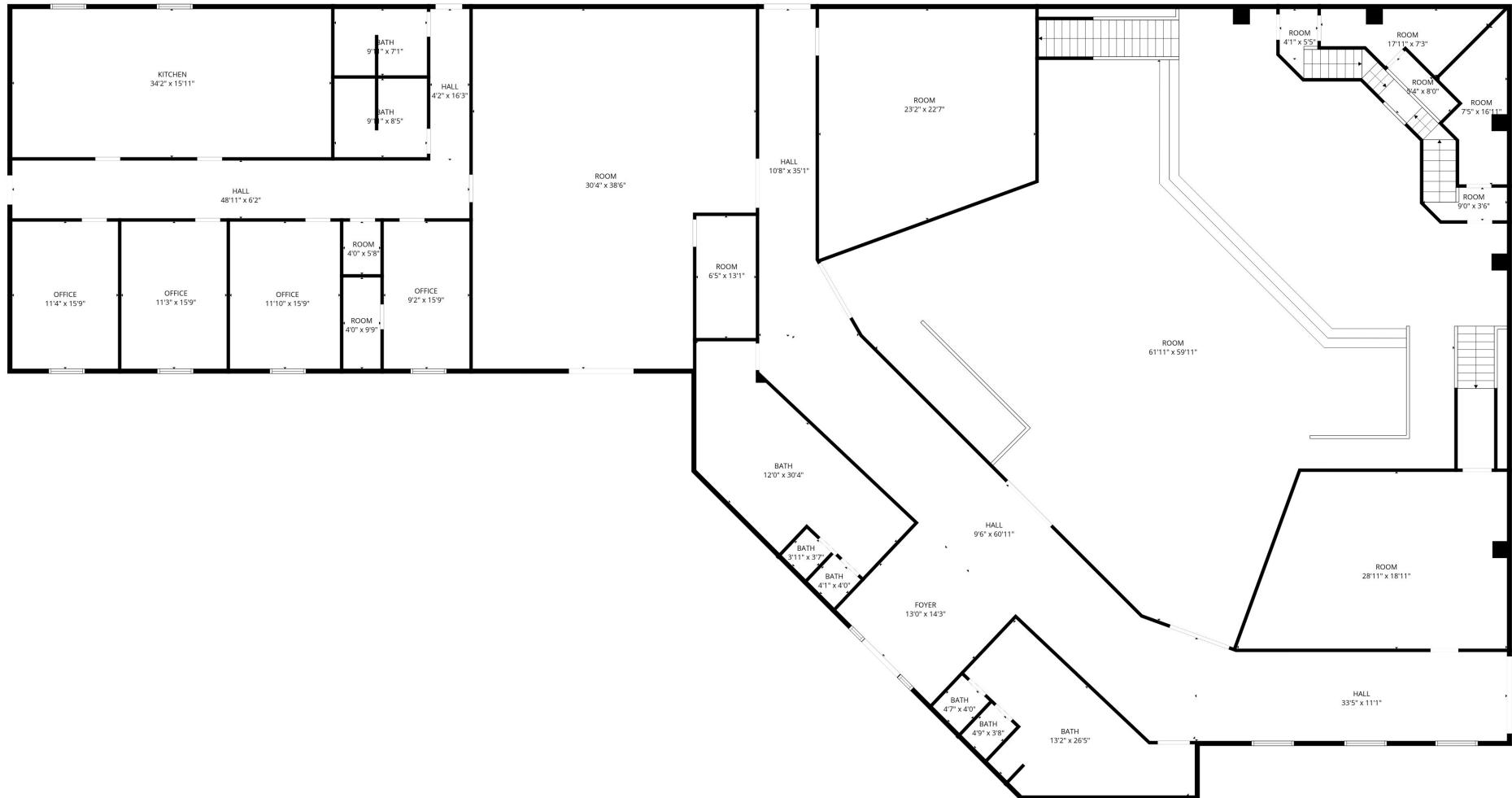


**ZONING:** LMN - LOW DENSITY  
MIXED-USE NEIGHBORHOOD  
DISTRICT (FORT COLLINS)

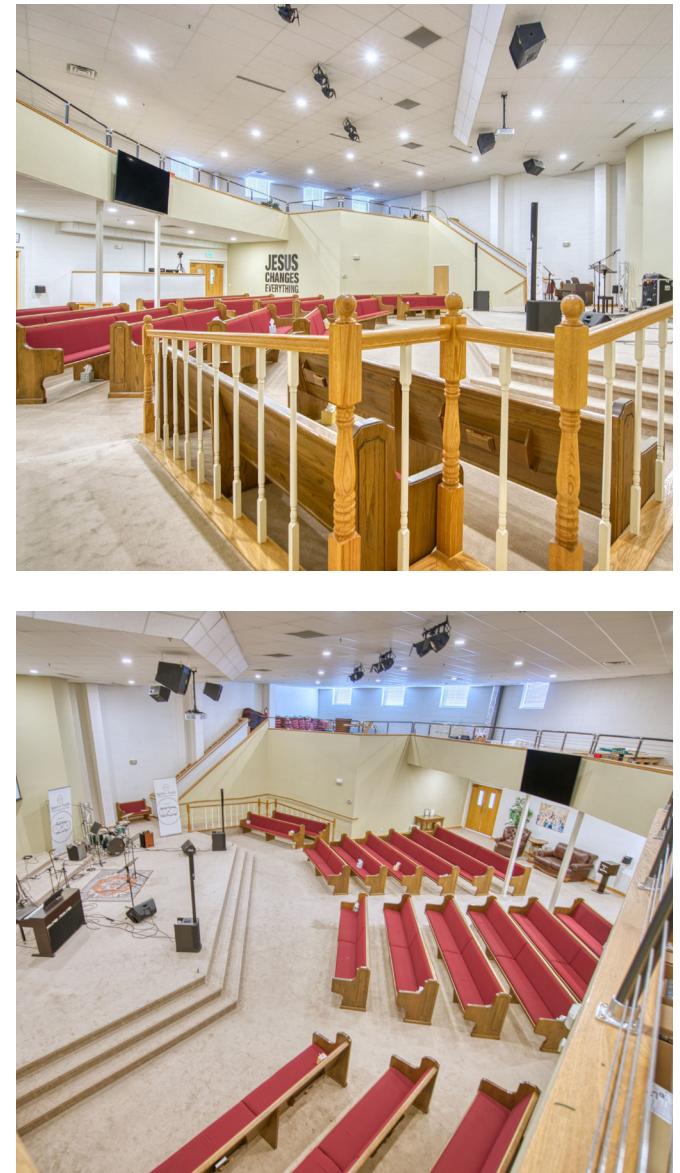
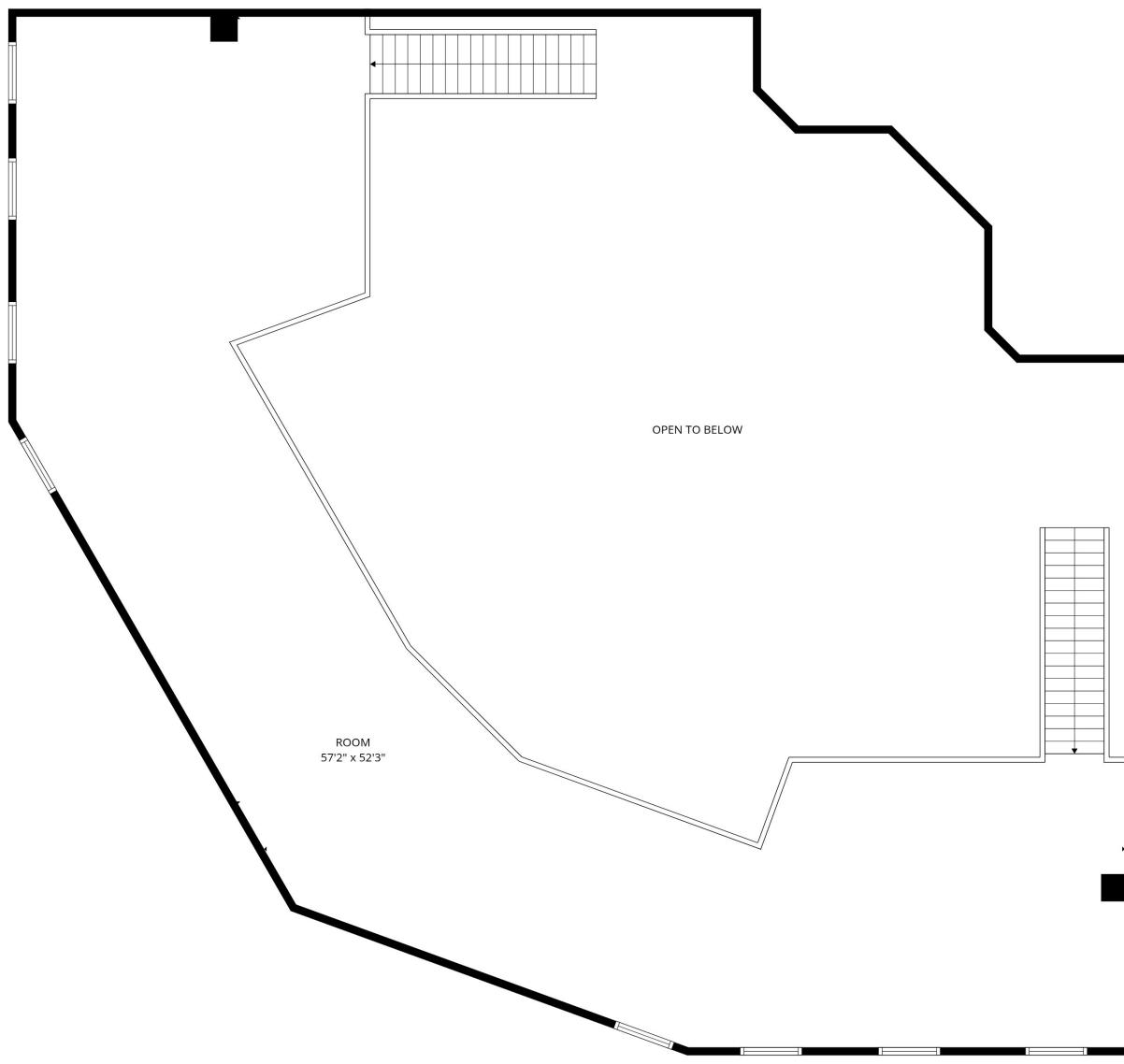
[LINK TO ZONING CODE](#)



# // MAIN LEVEL FLOOR PLAN



# // UPPER LEVEL FLOOR PLAN

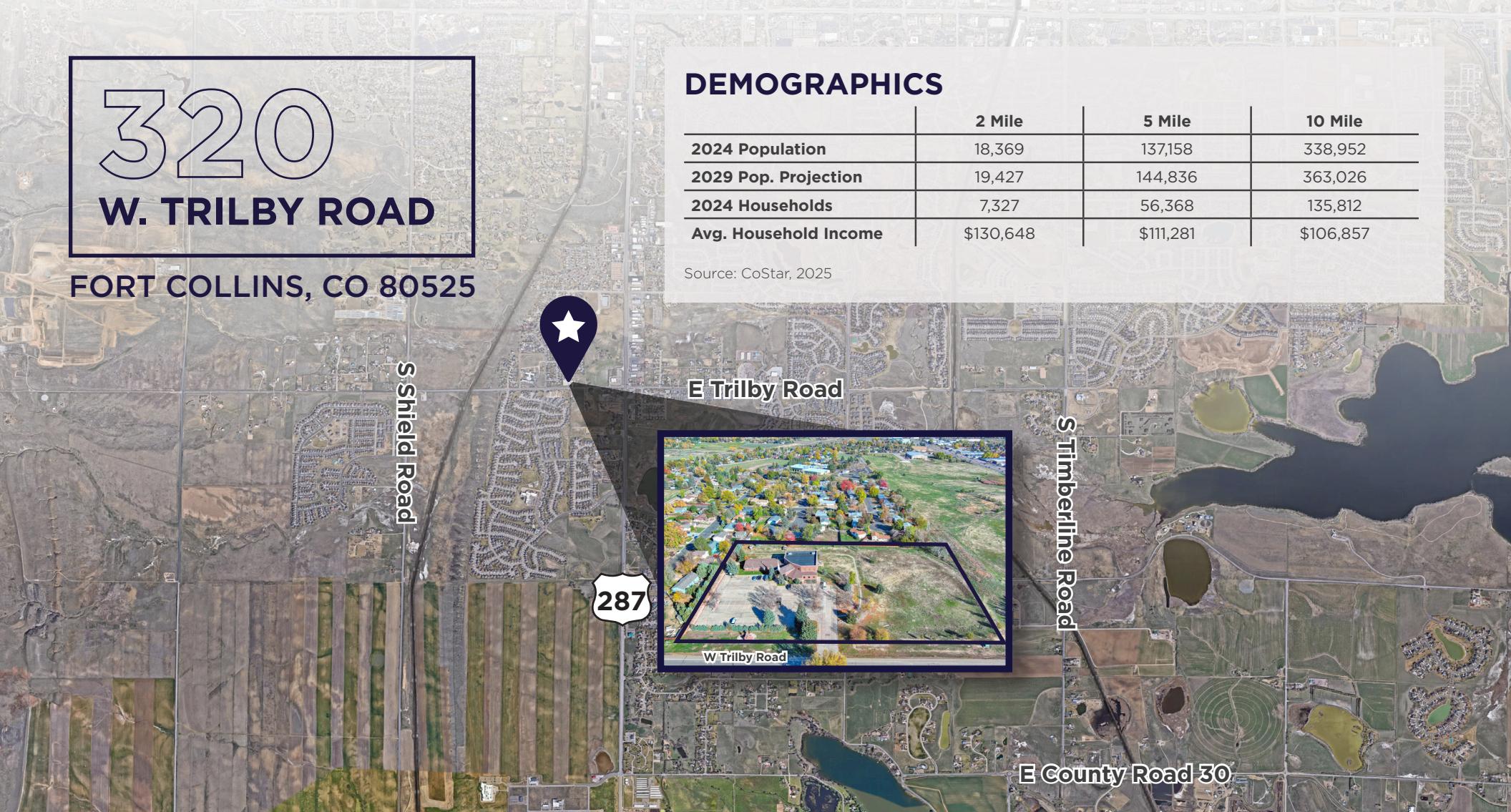


# // PROPERTY PHOTOS



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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

## BROKER CONTACT INFORMATION

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