

**RE/MAX**  
COMMERCIAL

FOR SALE

1017 Robertson Street, Unit B  
FORT COLLINS, CO 80524

SELLER CARRY AVAILABLE TO VIABLE BUYERS

Major Price Reduction to  
\$499,000!



Medical Building for Sale

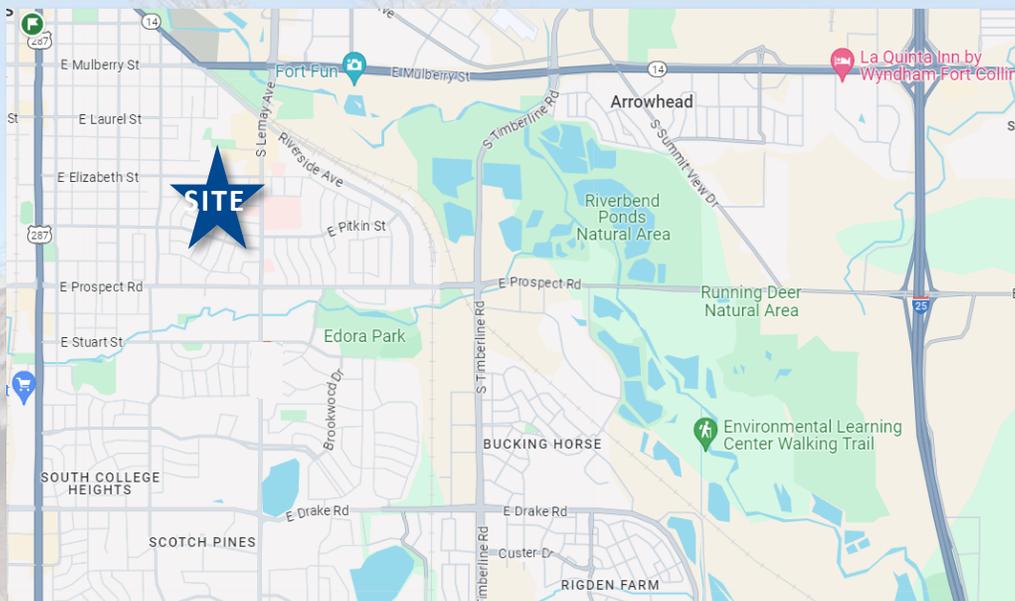


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Broker Contact

MICHELLE HICKEY CRAWFORD, CCIM

RE/MAX Commercial Alliance

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### Offering Summary

- **PRICE REDUCED!** ~~\$699,900 (\$212 per sf)~~  
**\$499,000 (\$151 per sf)**  
**SELLER CARRY AVAILABLE TO VIABLE BUYERS**
- 1017 Robertson Unit B contains 2,022 sf on the main level plus a 1,239 sf lower level for a total of 3,307 sf for sale (46 sf CA).
- **The Unit has an elevator/lift to the lower level.**
- Located in the 'E' Employment District.
- YOC 1969 with extensive remodel in 2012.
- Located in a campus like setting near UC Health Poudre Valley Hospital with abundant parking.
- Lemay Medical Park Association requires medical uses in the park.

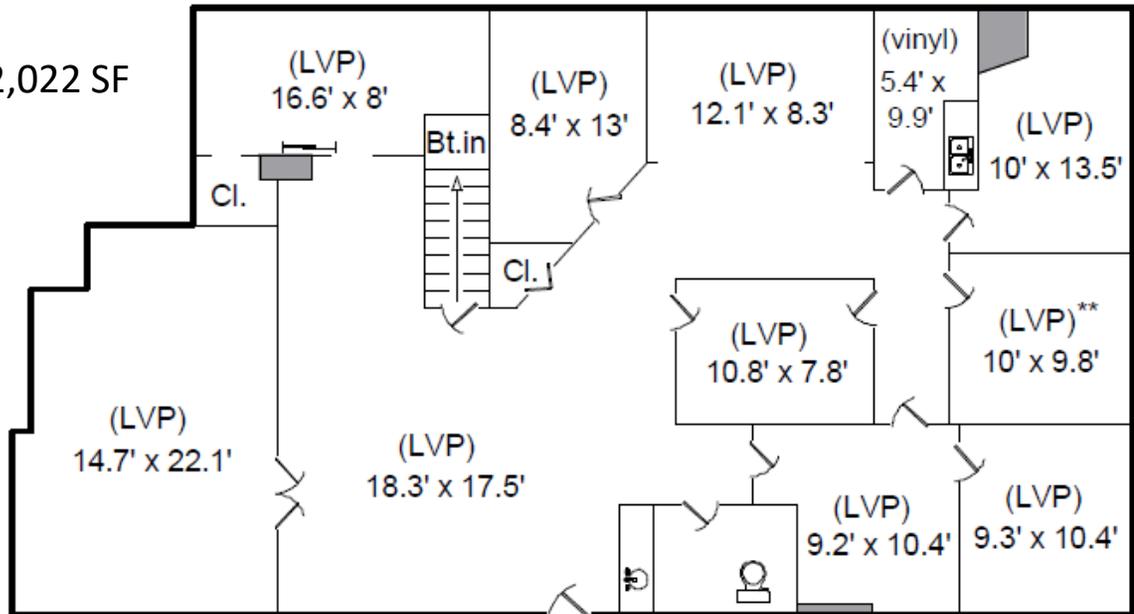


## SITE PHOTOS

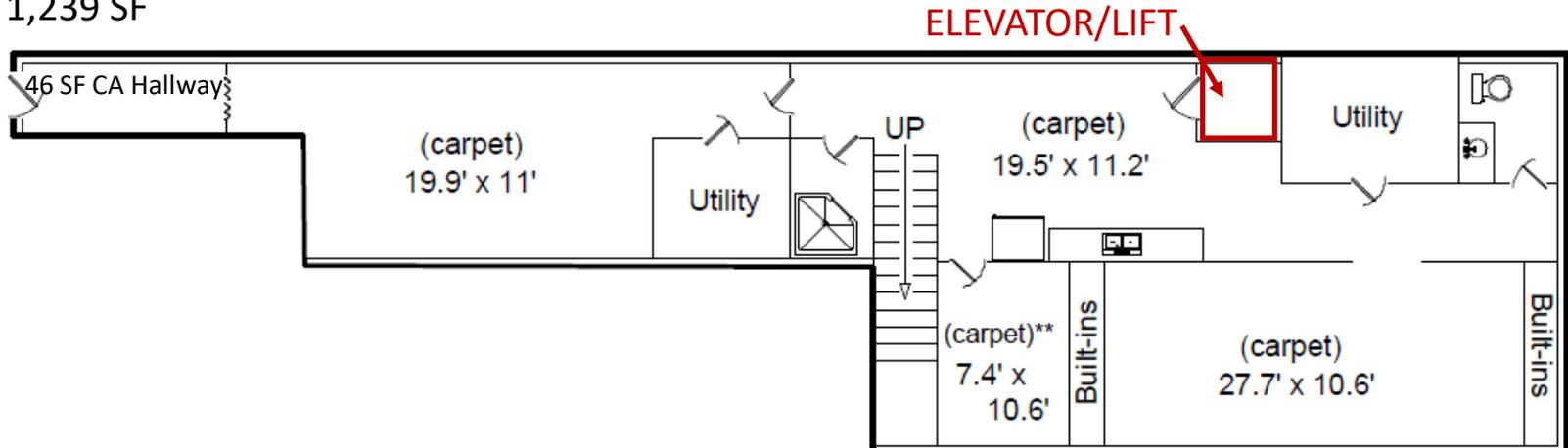


SELLER CARRY AVAILABLE TO VIABLE BUYERS

MAIN LEVEL - 2,022 SF



LOWER LEVEL - 1,239 SF



# RE/MAX

## COMMERCIAL

### REGIONAL INFORMATION

# Location Overview



## Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: [choosecolorado.com](http://choosecolorado.com)



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