

ANCHOR PROPERTY IN OLD TOWN



211-213 JEFFERSON STREET

Old Town Fort Collins, CO 80524

Offering Highlights

- Old Town Building (with Parking) + Extra Lot on Corner
- Two-story commercial building
- Adjoining lot on corner of Jefferson & Pine
- 2 blocks from Old Town Square



RHETT STROM

Commercial Real Estate Advisory

970.692.4454 Mobile | rstrom@thegroupinc.com

www.TheGroupInc.com



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 08.18.2026



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PROPERTY DETAILS:

- Zoning: Downtown District
- 2 blocks from Old Town Square
- Building
 - 2-Story 8,000 sq ft
 - Main Floor: 4,000 sq ft
 - Second Floor: 4,000 sq ft
 - Built: 1901, Remodeled 1998
 - Roof: Flat
 - Parcel Number: 9712212011
 - Parking Lot: +/- 2,150 sq ft directly behind building
 - Utility Providers
 - **Electric:** City of Fort Collins
 - **Gas:** Xcel Energy
 - **Water & Sewer:** City of Fort Collins
 - **Trash:** Republic Services
- Lot
 - 4,000 sq ft.
 - Corner lot at Jefferson & Pine
 - Parcel Number: 9712212014

OWNERSHIP SCENARIOS:

- **The Obvious:** Apartments on the second floor, main floor half office or retail, and the other side is a restaurant that opens to the patio on the corner lot.
- **Institutional Buyer:** Portfolio flex! Eight thousand square feet two blocks from Old Town Square with on-site parking and corner visibility. Scarcity - Old Town almost never offers an assemblage with a buildable lot.
- **Developer:** Hold the built structure and leverage the corner lot for something larger. For an owner-operator, it's immediate presence on a corner lot in Old Town with room to grow.



HIGHLIGHTED PROPERTY, LOT, & PARKING



CORNER PROPERTY & LOT



ENTRANCE ON JEFFERSON



ON-PROPERTY PARKING

All square footages on this page are from the Larimer County Assessor

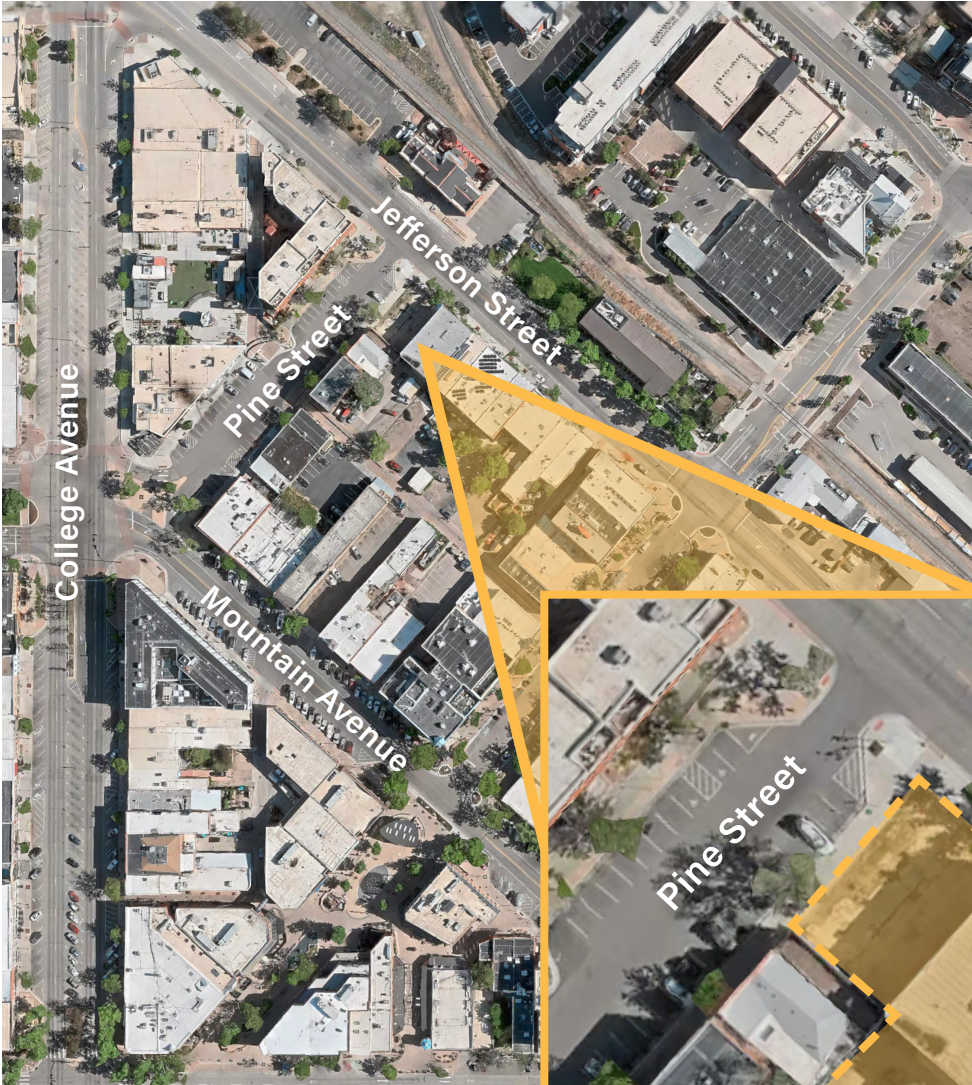
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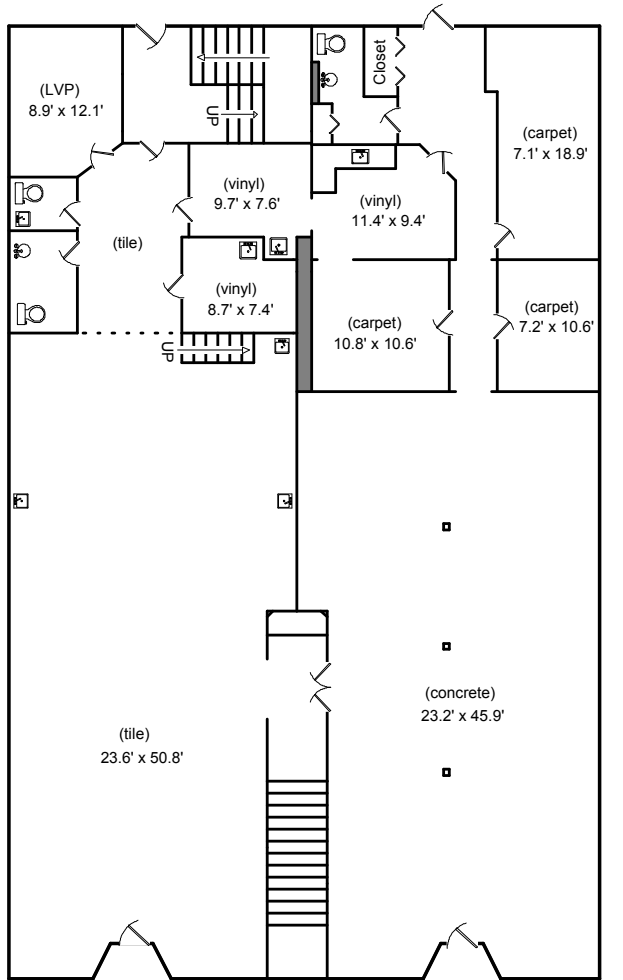


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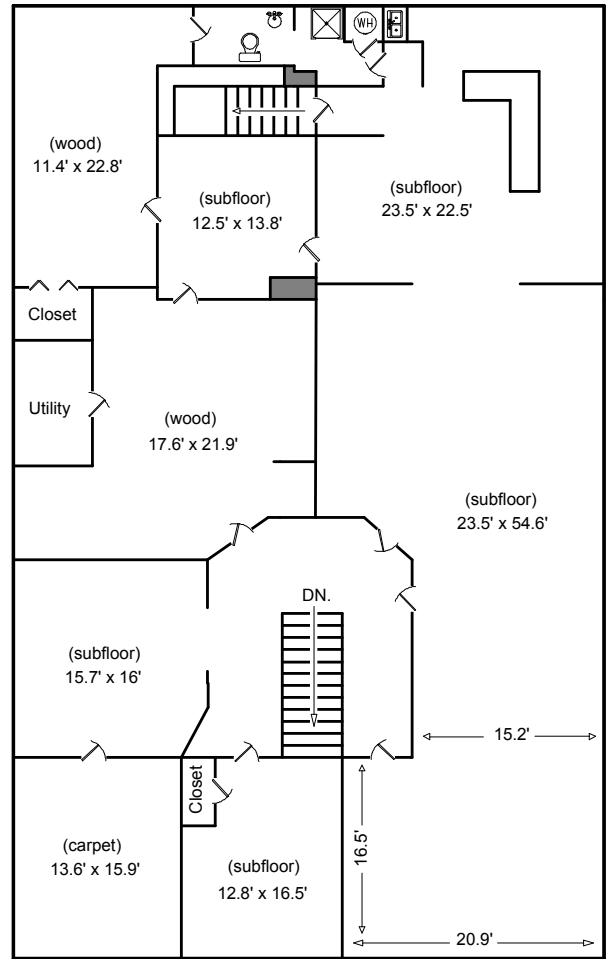
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211-213 Jefferson St.
Fort Collins, Colorado
First Floor SF: 3,970



211-213 Jefferson St.
Fort Collins, Colorado
Second Floor SF: 4,000

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