



COMMUNITY CENTER/SPECIALTY OFFICE FOR SALE  
**800 WATERGLEN DRIVE, FORT COLLINS, CO 80524**



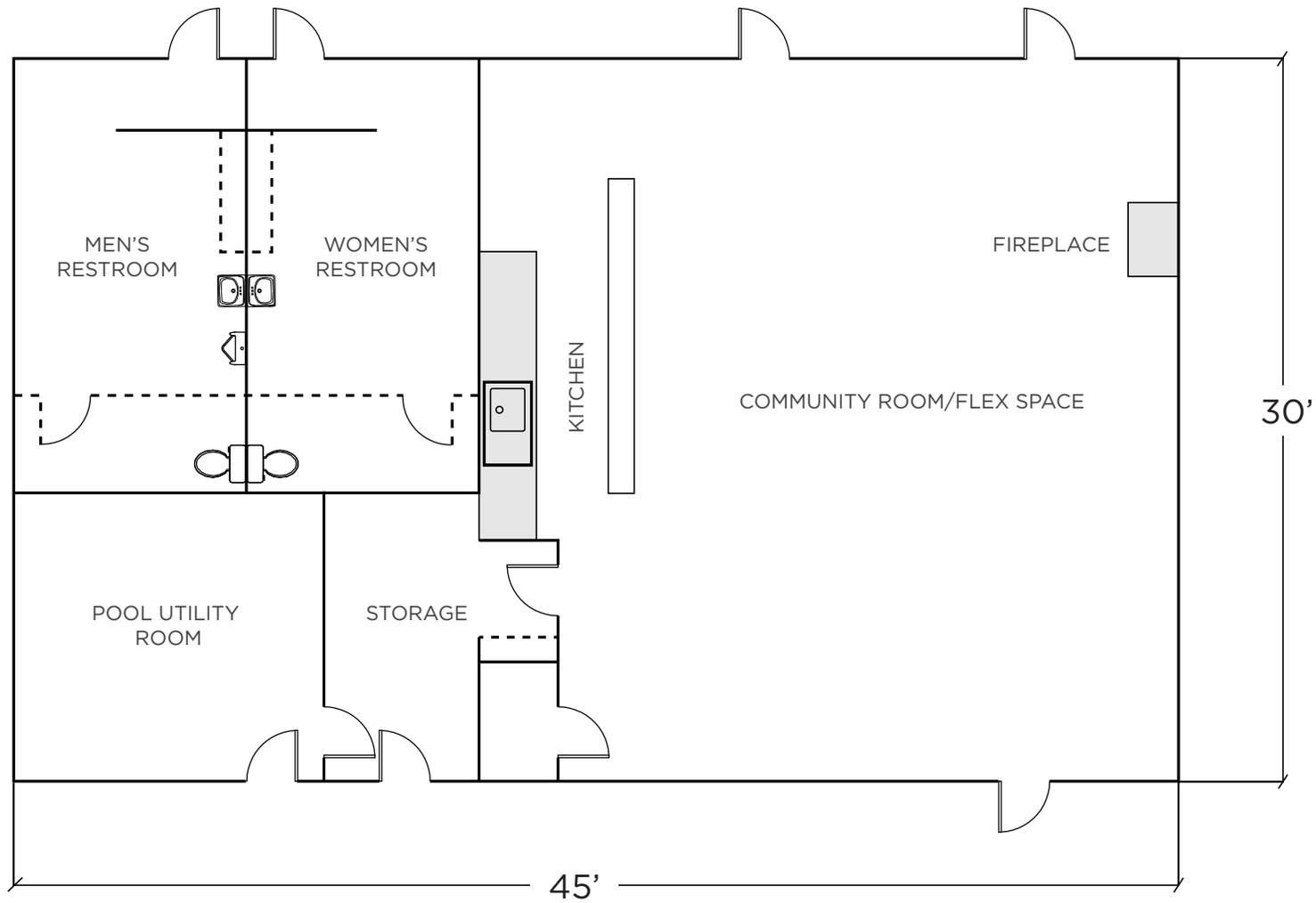
# PROPERTY HIGHLIGHTS

This property presents a rare value-add opportunity in the heart of the Waterglen community in Northeast Fort Collins. Positioned along the edge of the neighborhood, the existing clubhouse and pool create a flexible foundation for a wide range of future uses—whether maintained as recreational amenities or repositioned as multifamily units, a daycare, professional office space, small-scale commercial, a community event venue, or a covered, year-round aquatic facility.

Located just a few miles east of downtown Fort Collins, Waterglen offers convenient access to major roads and transit while maintaining a peaceful residential setting, with proximity to parks, trails, open space, and the Rocky Mountain foothills enhancing long-term appeal. The existing infrastructure allows for immediate usability and creative redevelopment potential, and the included vacant land to the north adds further expansion opportunity (the lot to the south is excluded from the sale). Additionally, the property includes a valuable water meter appraised at \$105,000, which may be apportioned across future units in a redevelopment scenario. This is a compelling opportunity to deliver a use that fills a clear gap in the surrounding market while capitalizing on the strength and growth of the greater Fort Collins community.

- **Sale Price:** \$399,000
- **Building Size:** 1,344 SF
- **Year Built:** 2004
- **Lot Size:** 0.81 AC
- **Fencing:** Vinyl





# FLOOR PLAN

## 1,344 TOTAL SF



NORTH EAST CO ROAD 50

800 WATERGLEN DRIVE



287

INTERSTATE 25

OLD TOWN



SOUTH EAST PROSPECT ROAD



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