



## 324 JEFFERSON STREET FORT COLLINS, CO 80524

FOR SALE

- Prime Fort Collins Old Town Location
- Multiple Use Property
- Dedicated Parking
- Excellent Visibility
- High Quality Nicely Finished
- 9,050 Sq Foot Building

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 02.06.2026

# DOWNTOWN FORT COLLINS PROPERTY | \$2,710,000.00

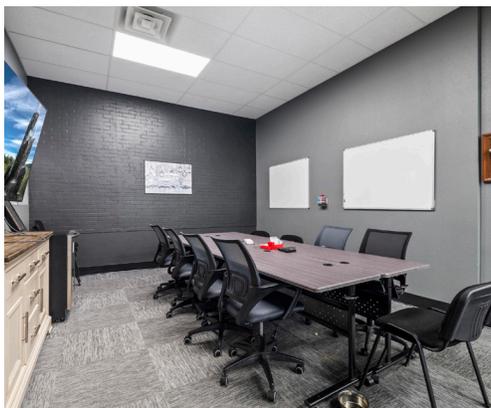


## SALE OVERVIEW

<b>Sale Price:</b>	\$2,710,000.00
<b>Square Feet:</b>	9,050 SF
<b>2025 Taxes:</b>	\$39,930.78
<b>Zoning:</b>	D-Downtown
<b>Year Built:</b>	1946 (remodeled 2021)
<b>Market:</b>	Northern Colorado
<b>Sub Market:</b>	Fort Collins/Old Town

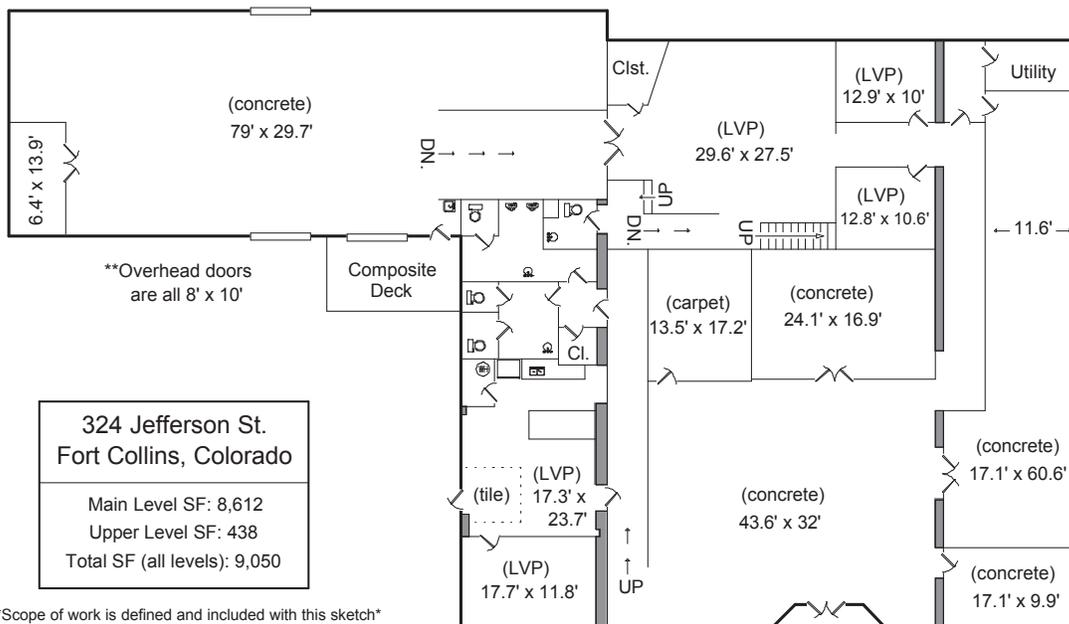
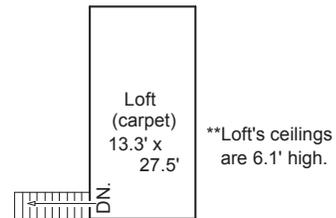
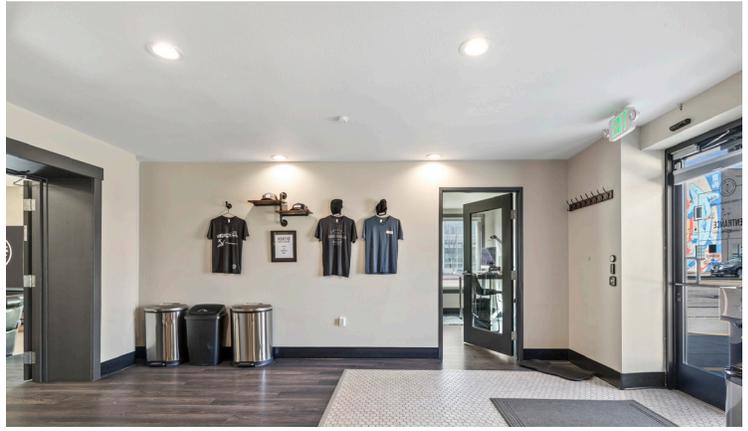
## PROPERTY OVERVIEW

**Property:** The property has been operated as a flex office/light manufacturing facility. Located in Old Town Fort Collins near Ginger & Baker, The Union, and the municipal parking garage. This property could also work well for a brewery, restaurant, bar, or pub with a sports event room. This stand alone building has excellent visibility, zoned for numerous uses and includes a 3ft high dock with 10ft overhead doors.



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324 Jefferson St.  
Fort Collins, Colorado

Main Level SF: 8,612  
Upper Level SF: 438  
Total SF (all levels): 9,050

\*Scope of work is defined and included with this sketch\*  
Drew Seaser (970) 214.3413  
16jan26

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