

AVAILABLE FOR SALE

# SMOKEY STREET



SALE PRICE: \$1,250,000 (\$271/SF)  
4,608 SF AVAILABLE





# PROPERTY PROFILE

116 Smokey Street is ideally located along Highway 287/South College Avenue. This 4,608 SF property has easy access to major transportation routes and is in close proximity to the urban center of Fort Collins.

The key business districts that the industrial/flex spaces in this area serve depend on these properties to support the modern amenities that Fort Collins has to offer.

The single tenant nature of 116 Smokey Street is attractive to many as it allows you control of your building and property.

The high-end finishes of 116 Smokey Street set it apart from other similar buildings within the industrial/flex product type.

The property boasts sufficient power and HVAC for most businesses with signage that is visible from College Avenue.



**116 SMOKEY STREET**  
FORT COLLINS, CO 80525



**4,608 SF**  
SIZE



**0.21 ACRE**  
(9,346 SF)



**1984**  
YEAR BUILT



**2023/2024**  
YEAR RENOVATED

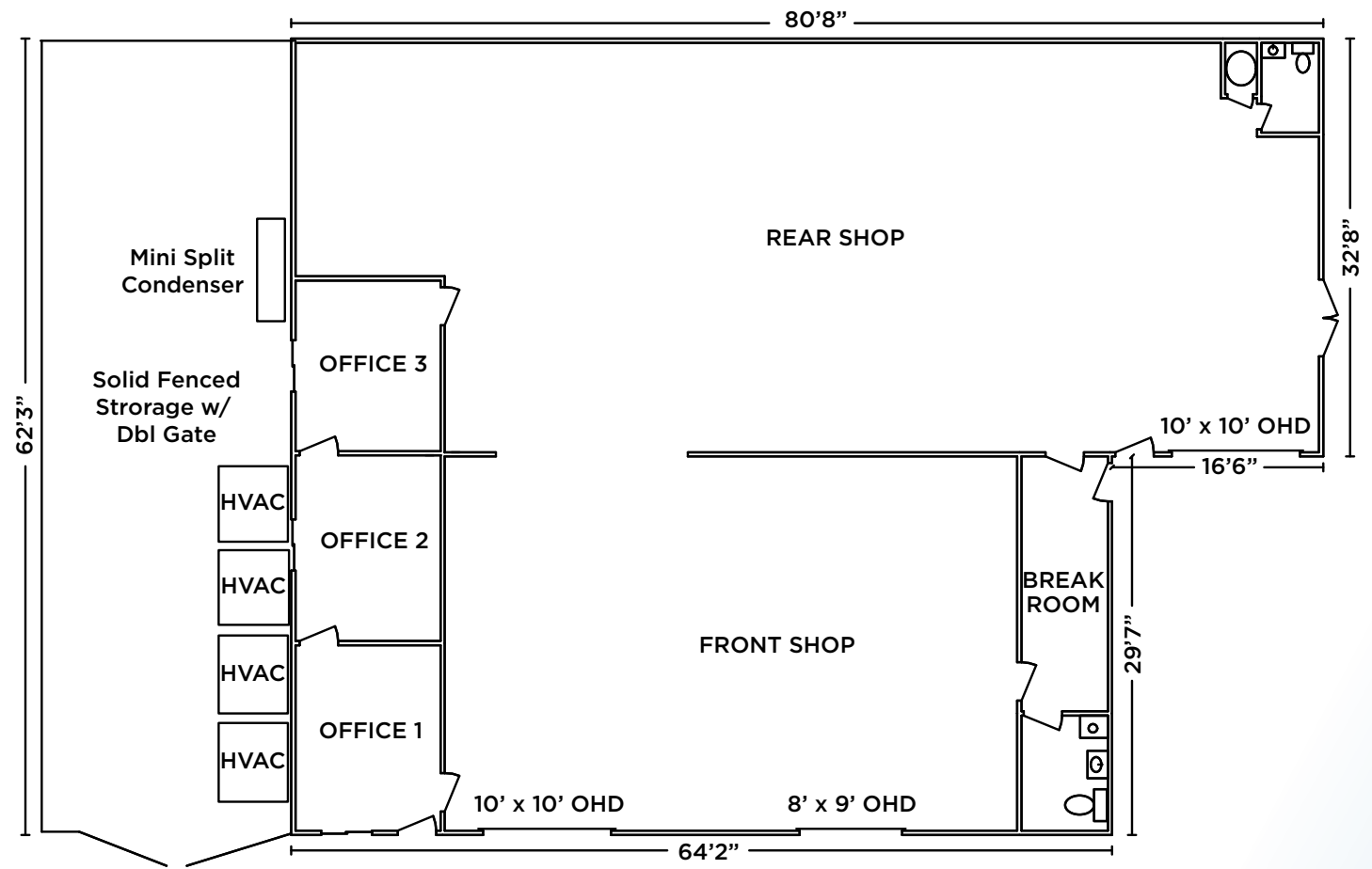


**LOADING**  
(2) 10' X 10' OHDS  
(1) 8' X 9' OHD





# FLOOR PLAN





# BUILDING UPGRADES

## NEW IN 2024

- New solid core doors, casing, paint and hardware
- New paint on ceiling, walls, base, casing, etc
- New LED lighting throughout
- New switches and receptacles
- New window coverings
- Serviced 2.5 ton mini split system for HVAC in offices
- New carpet and pad in offices
- New LVP at entry and in both restrooms
- New OHD weather stripping and service of doors
- All drywall patching and repair done
- OSB Wainscot throughout shop area
- New electrical service to building
- New programmable thermostats w/ 5 ton per zone
- New metal ribbed ceiling panel
- New 18" blown fiberglass insulation
- New epoxy floor in shop area
- New vanity and countertop in both restrooms
- New exhaust fans in restrooms
- Clean up electrical, 3 panels with a total of 600amps
- Replaced concrete parking cutouts
- New metal awnings across front of building
- New exterior metal panels where dented



## NEW IN 2020-2023

- New drinking fountain
- New 50 Gal water heater
- New toilets in both restrooms
- Heavy duty security bars installed on windows
- Security Cameras on exterior of building
- Hanging unit heater cleaned and serviced





# PROPERTY PHOTOS





# MARKET OVERVIEW

## FORT COLLINS INFO



Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.



Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.



As of 2023 the region's population increased by 5.2% since 2018, growing by 18,418. Population is expected to increase by 3.0% between 2023 and 2028, adding 11,221.

From 2018 to 2023, jobs increased by 3.9% in Fort Collins, CO from 189,136 to 196,433. This change outpaced the national growth rate of 3.6% by 0.3%. As the number of jobs increased, the labor force participation rate increased from 67.4% to 70.0% between 2018 and 2023.





# LOCATION MAP



## FORT COLLINS DEMOGRAPHICS



172,250  
2023 POPULATION



\$124,707  
AVERAGE HH INCOME



69,662  
2023 HOUSEHOLDS (HH)



32.1  
MEDIAN AGE

51 MILES TO  
CHEYENNE ↑



60 MILES TO  
DENVER ↓



FOOTHILLS

E. HORSETOOTH RD.



E. HARMONY RD.



Banner Health

Walmart

COSTCO FLOOR DECOR  
WHOLESALE TILE · WOOD · STONE

SUBJECT  
PROPERTY



S. LEMAY AVE.

S. TIMBERLINE RD.

uhealth

ZIEGLER RD.

Ziggy's COFFEE

E. TRILBY RD.

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S. COLLEGE AVE.





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