



RARE LIVE / WORK COMPOUND FOR SALE

Live, operate, and grow your business from a single property—without sacrificing residential comfort

PROPERTY TYPE:

TURNKEY LIVE/WORK SETUP

AVAILABLE: **6,600+ SF**

SALE PRICE: **\$1,200,000**

FEATURES:

- Turnkey Live/Work Setup – Home, detached shop, and additional garage
- Half-Acre Lot – Space for trucks, trailers, and equipment
- 20K-30K VPD Exposure – Strong daily visibility along Prospect Road
- Operate On-Site – Eliminate lease costs and commute time
- Functional Separation – Dedicated living and business space
- Central Access – Minutes to I-25 and College Avenue
- LMN Zoning = Built-In Flexibility

BRUCE CAMPBELL Broker
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FEATURED SITE

921 E. PROSPECT ROAD • FORT COLLINS, CO 80525

PROPERTY OVERVIEW:

921 East Prospect Road is a rare live/work opportunity offering over 6,600 SF across a single-family home, detached shop, and separate garage on a 0.53-acre site.

Designed for functionality, the property delivers true separation between living and business operations, with space for equipment, storage, and on-site operations—ideal for contractors and owner-users.

Located on East Prospect Road with 20K-30K vehicles per day, the asset combines operational utility with strong visibility and immediate access to I-25, Lemay, and College Avenue.

A practical, scalable solution for business owners looking to eliminate lease costs, operate efficiently, and build equity in a hard-to-find in-town setting.

Zoning: LMN (Low Density Mixed Use Neighborhood District)



PROPERTY HIGHLIGHTS:

Home/Office

- Approximately 3,600 square feet
- Configured as 4 beds/3 baths or multiple offices, conference rooms and break areas
- Newer roof and mechanical systems
- YOC 1965 with a remodel in 2001

Office/warehouse/flex space

- 2,544 square feet
- Two 8x8 and one 8x16 overhead doors
- Two individual offices and two separate shop bays



IDEAL FOR:

- Contractors & Trades (HVAC, electrical, landscaping)
- Owner-Operator Businesses
- Creative / Maker Users
- Live / Work Investors

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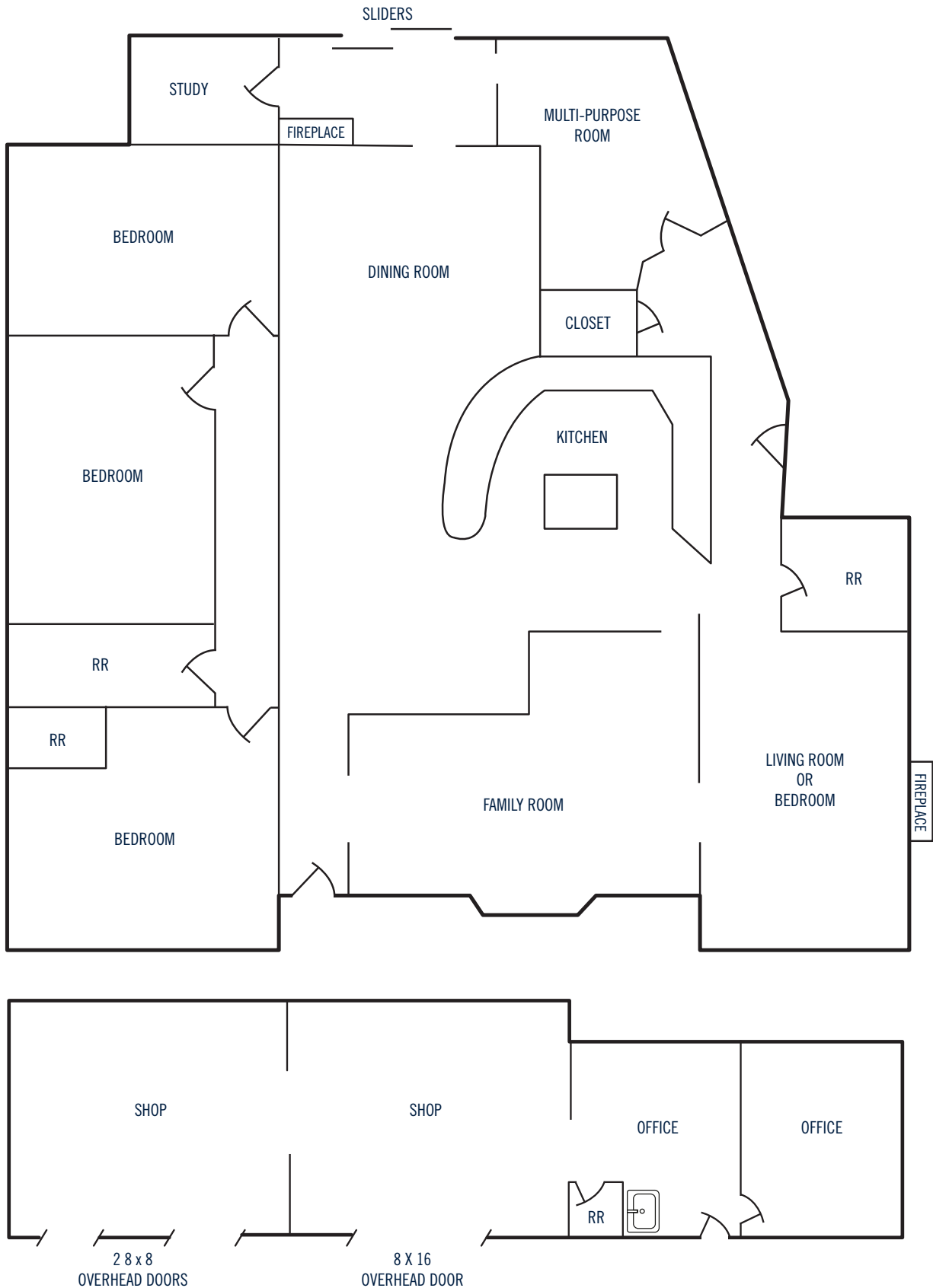
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FLOOR PLAN

921 E. PROSPECT ROAD • FORT COLLINS, CO 80525



SITE LOCATION

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13.0

MILES TO LOVELAND

29.4

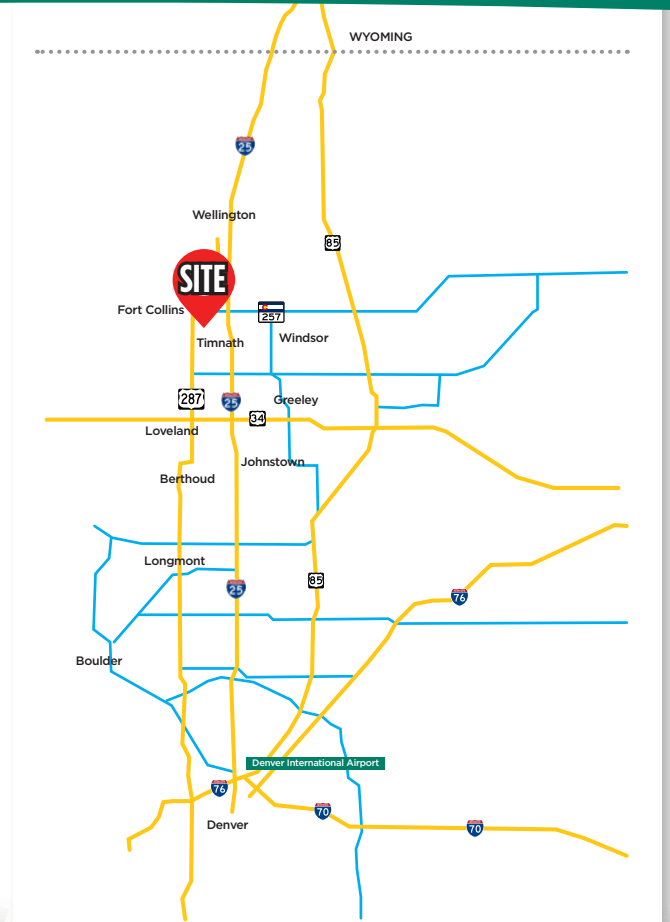
MILES TO GREELEY

45.7

MILES TO CHEYENNE

65.0

MILES TO DENVER INTERNATIONAL AIRPORT



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