

# 500 GARFIELD St., FORT COLLINS, CO 80524

## FOR SALE

\$535,000

2,324 sf bldg      12,000 sf lot



ZONED: OT-B

LOT DIMENSIONS: 150' X 80'

ALL UTILITIES: ON PARCEL

WHEDBEE ST FRONTAGE: 150'

Chris Penner | Commercial Broker

COMMERCIAL RE & TRUST, LLC.

[www.creandtt.com](http://www.creandtt.com)      [chris@creandtt.com](mailto:chris@creandtt.com)

Cell: 970.215.9890

C. R. E. & Tt.



EST FORT COLLINS 1995

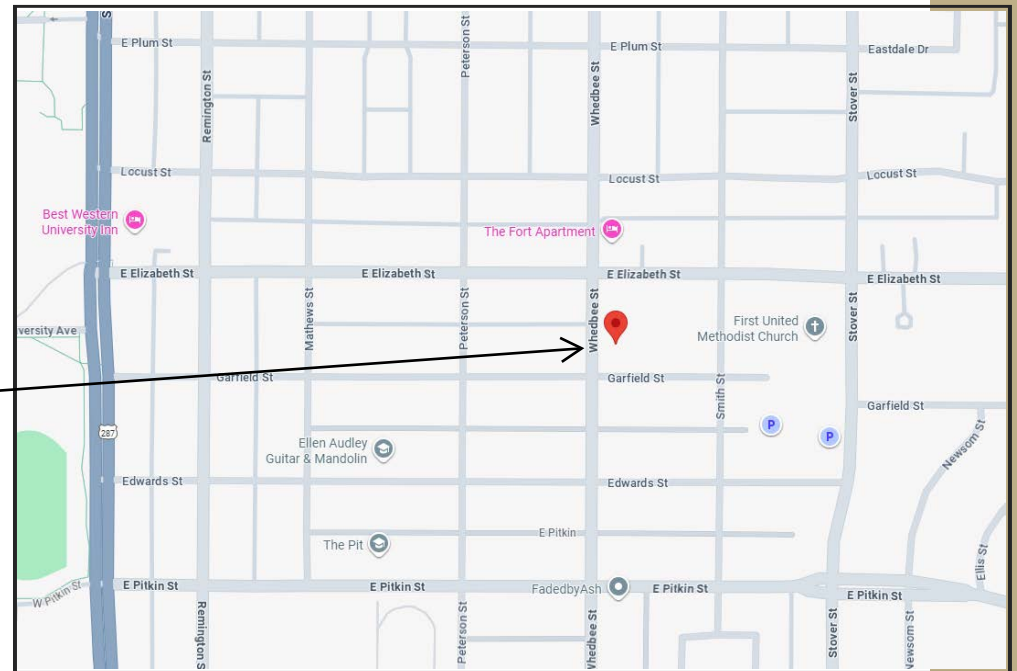
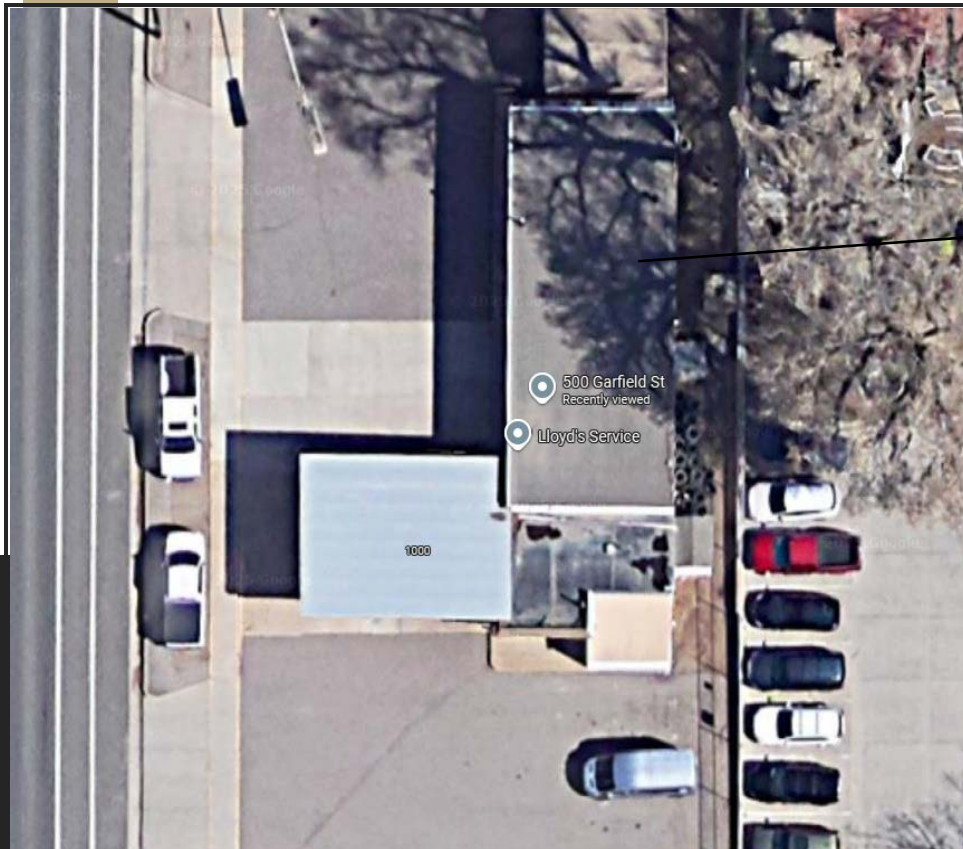
LAS VEGAS | JACKSON HOLE

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- LOT DIMENSIONS: 150 feet X 80 feet
- TOTAL LOT SF: 12,000, FLAT & LEVEL
- WHEDBEE ST. FRONTAGE: 150 feet
- UTILITIES: ON PROPERTY
  - ◆ GAS - XCEL
  - ◆ ELECTRIC - CITY
  - ◆ WATER, WASTE & STORM - CITY
- PARCEL(S) # 9713306011
- ON STREET PARKING
- CLOSE TO OLD TOWN FORT COLLINS
- LOCATED IN A RE-DEVELOPING AREA
- NEXT TO HARRIS ELEMENTARY
- ZONING: OT - B

# \$595,000

## SELLER FINANCING - WAC



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