



FREE-STANDING COMMERCIAL BUILDING

Sales Price: \$1,500,000 (\$381/SF)

1298 N College Ave, Fort Collins, CO

Incredible opportunity to own a high-visibility, free-standing commercial building with a drive-thru on North College Avenue in Fort Collins. Situated on a 0.91-acre lot with 162 feet of prime frontage, this 3,933 SF 1-story building with a full basement offers excellent exposure in a high-traffic location. Features include monument signage, a dedicated drive-thru, and 20 on-site parking spaces (7.56 spaces per 1,000 SF). The property is zoned CS - Fort Collins and classified as Storefront Retail/Office, Building Class B. With excellent visibility and a flexible layout, this space is ideal for a wide variety of uses—see attached documents for potential use options. Don't miss this prime commercial investment opportunity on North College.

Property Features

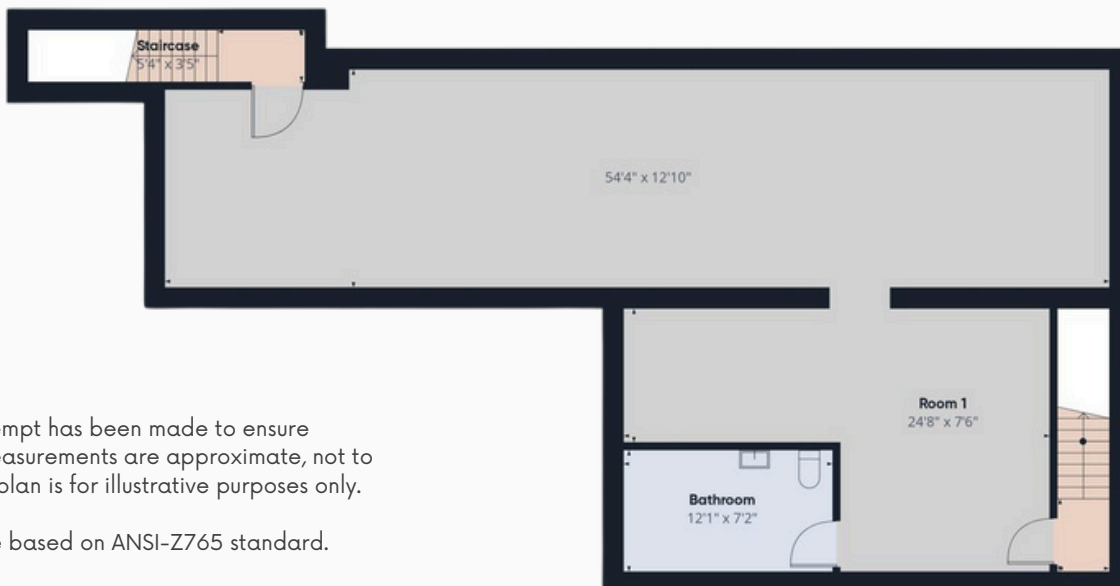
- ✓ Free Standing Drive-Thru Available
- ✓ Excellent Visibility
- ✓ Monument Signage
- ✓ Prime Location with High Traffic Counts
- ✓ Building Size: 3,933 Sf
- ✓ Lot Size: ~ 0.91 Acres
- ✓ Zoning: C-S Service Commercial
- ✓ Parking Ratio: 7.56 : 1,000 SF
- ✓ Frontage: 162' on North College

3,933 Total Square Feet | Multiple Office Spaces | 2 Restrooms | Basement

Main Level



Basement



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on ANSI-Z765 standard.

GIRAFFE360

PARKING & TRAFFIC

Parking Spaces

This property includes **20 convenient on-site parking spaces**, offering an impressive **7.56 spaces per 1,000 square feet**—a rare and valuable feature for businesses that prioritize easy customer access and high foot traffic. Ideal for retail, restaurant, or service-based operations, the ample parking ensures smooth flow and accessibility for both clients and staff.

High Traffic Count

SOURCE: ALPHAMAP.COM

This property offers excellent exposure with a combined **Annual Average Daily Traffic (AADT) of 24,109 vehicles** — 12,432 northbound and 11,677 southbound — along busy North College Avenue. Ideal for businesses seeking high visibility and consistent traffic flow.





OFFICE 1



OFFICE 2



DRIVE-THRU AVAILABLE



MAIN LOBBY



SITTING AREA



BREAKROOM



OFFICE 3

