



## SUNSHINE-FILLED OFFICE

1424 E Horsetooth Rd, Suite No's. 1 and 2A  
Fort Collins, CO

### Offering Highlights

- For sale or lease
- Highly functional office or medical office
- 1 unit can be owner-occupied, and the other leased out
- Basement is both beautifully finished but also has storage
- Prominent monument sign right on Horsetooth



Reception



Conference Room



#### Rhett Strom

Commercial Broker | Partner

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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 8.22.2024



### Sale Overview:

- Price: \$1,622,304
- Zoning: Low-Density Mixed Use Neighborhood
- Unit 1: 4,050 SF
- Unit 2A: 2,238 SF
- See floor plan below
- Commercial Condo Fee: \$925 per month
- Location: Directly across from Collindale Golf Course on Horsetooth Road



Full Basement Kitchen

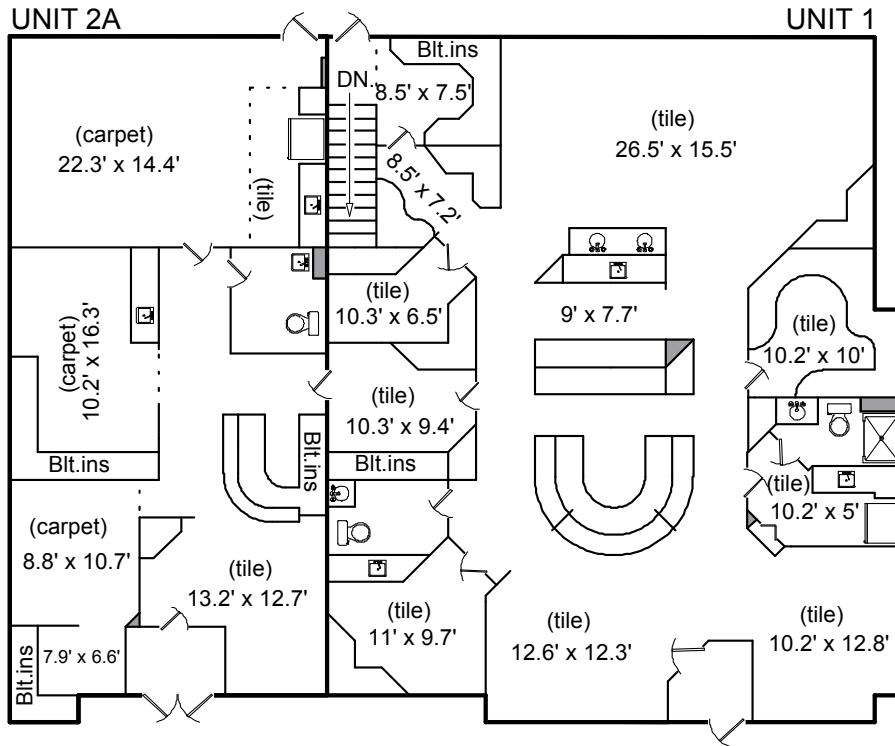


Bright, natural light basement lounge

### Lease Overview:

- Lease Rate: \$20.00 / SF NNN
- Taxes: \$2.75/SF
- Insurance: \$0.25/SF
- Owners' Association: \$1.77/SF
- TOTAL NNN = \$4.77/SF





Basement Storage



Lab

