

RE/MAX

COMMERCIAL

TWO BUILDINGS FOR SALE

425 & 429 N. College Ave

FORT COLLINS, CO 80524

SUBSTANTIAL PRICE REDUCTION

PURCHASE BOTH 425/429 FOR ~~\$1,495,000~~ \$1,000,000

300' of College Avenue Frontage

425 N College Ave.



429 N College Ave.

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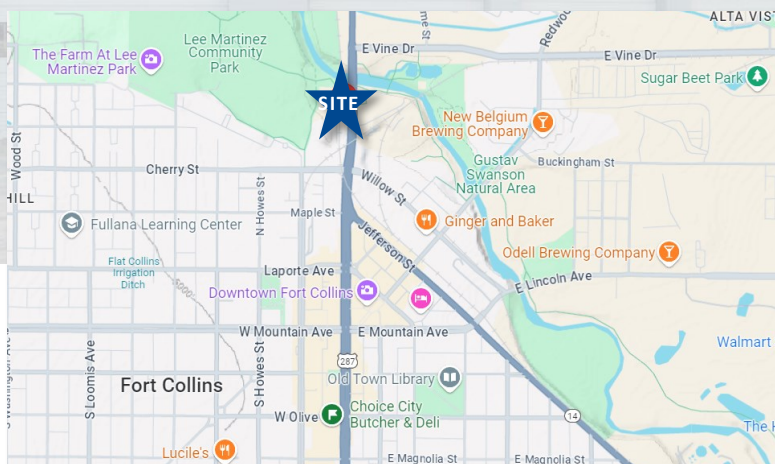
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Broker Contact

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Offering Summary

- Two high exposure buildings on North College for sale with over 300' of College Avenue frontage.
- **SUBSTANTIAL PRICE REDUCTION! Both buildings are sold together for \$1,000,000 (\$249 per sf)**
- 425 N College is 2,927 SF on a 9,026 SF parcel. YOC 1946.
- 429 N College is 1,092 SF on a 7,405 SF parcel. YOC is 1958 with a remodel in 2004.
- Total building SF is 4,019 on .38 acres of land.
- 31,898 vehicles per day on N College Ave (2017).
- Located in the 'DD' Downtown District and Innovation Sub-district. Approved historical use is vehicle sales and automotive repair.
- Located within the Downtown Development Authority.
- Located within the Colorado Enterprise Zone.
- All Trade Fixtures are included.
- **Full turning access on and off College Avenue.**

425 N College Ave.



429 N College Ave.





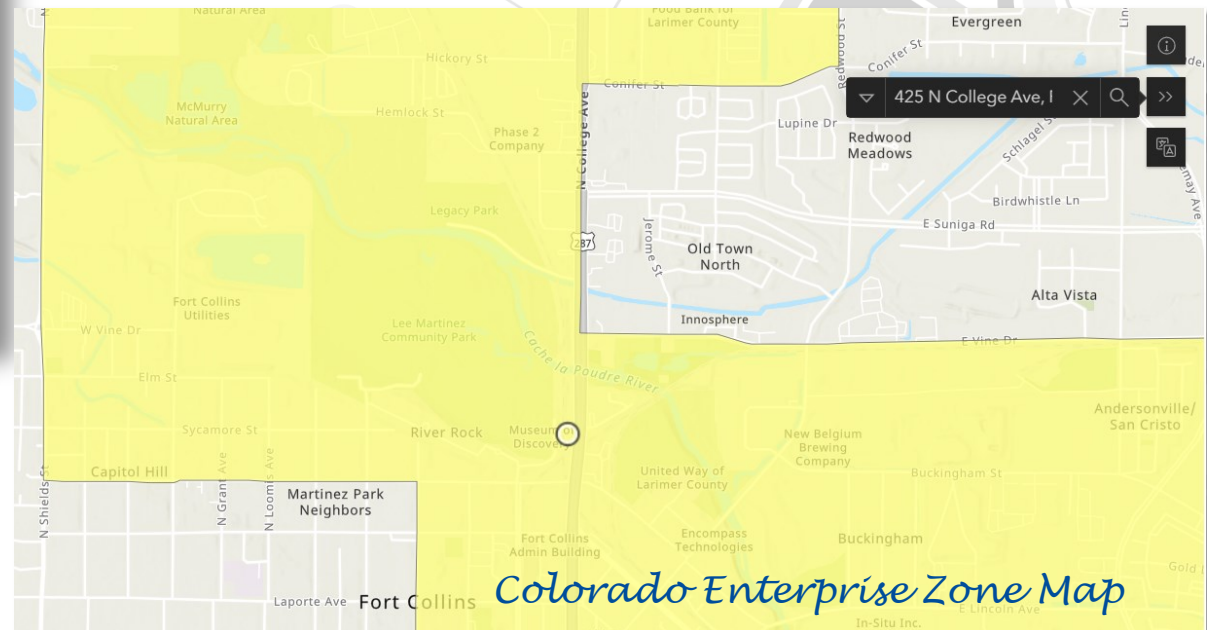
THE OFFERING

Executive Summary

RE/MAX Commercial Alliance is pleased to present the opportunity to purchase two buildings located on .38 acres of land with 300' of College Avenue frontage.

The site has full turn access onto and off of College Avenue with a combined average vehicle count of 31,898 vehicles per day. The site is located in the Colorado Enterprise Zone. The Colorado legislature created the Enterprise Zone (EZ) Program to encourage development and provides tax incentives for investing in real estate projects and operating businesses within the zone. More information about the Colorado Enterprise Zone here: <https://oedit.colorado.gov/enterprise-zone-program>

Approved historical use is vehicle sales and automotive repair. All trade fixtures are included in the sale of the property. Contact listing broker for more details.

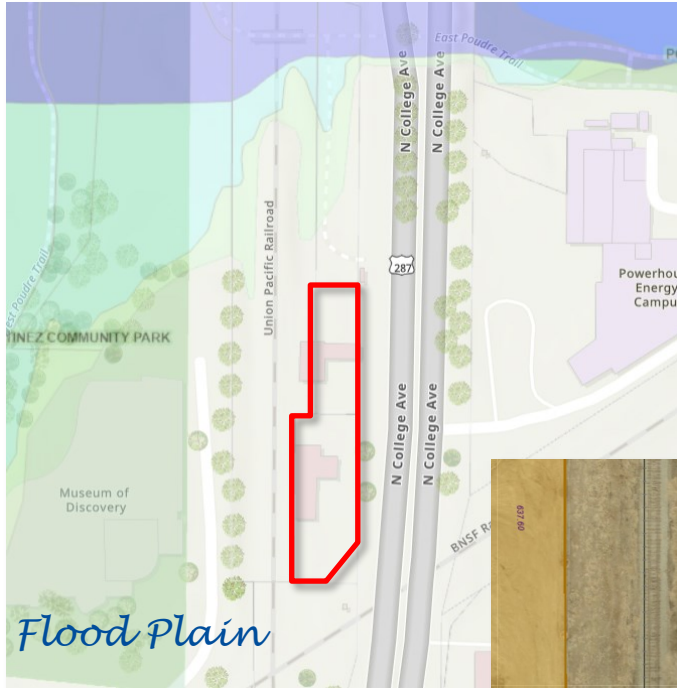


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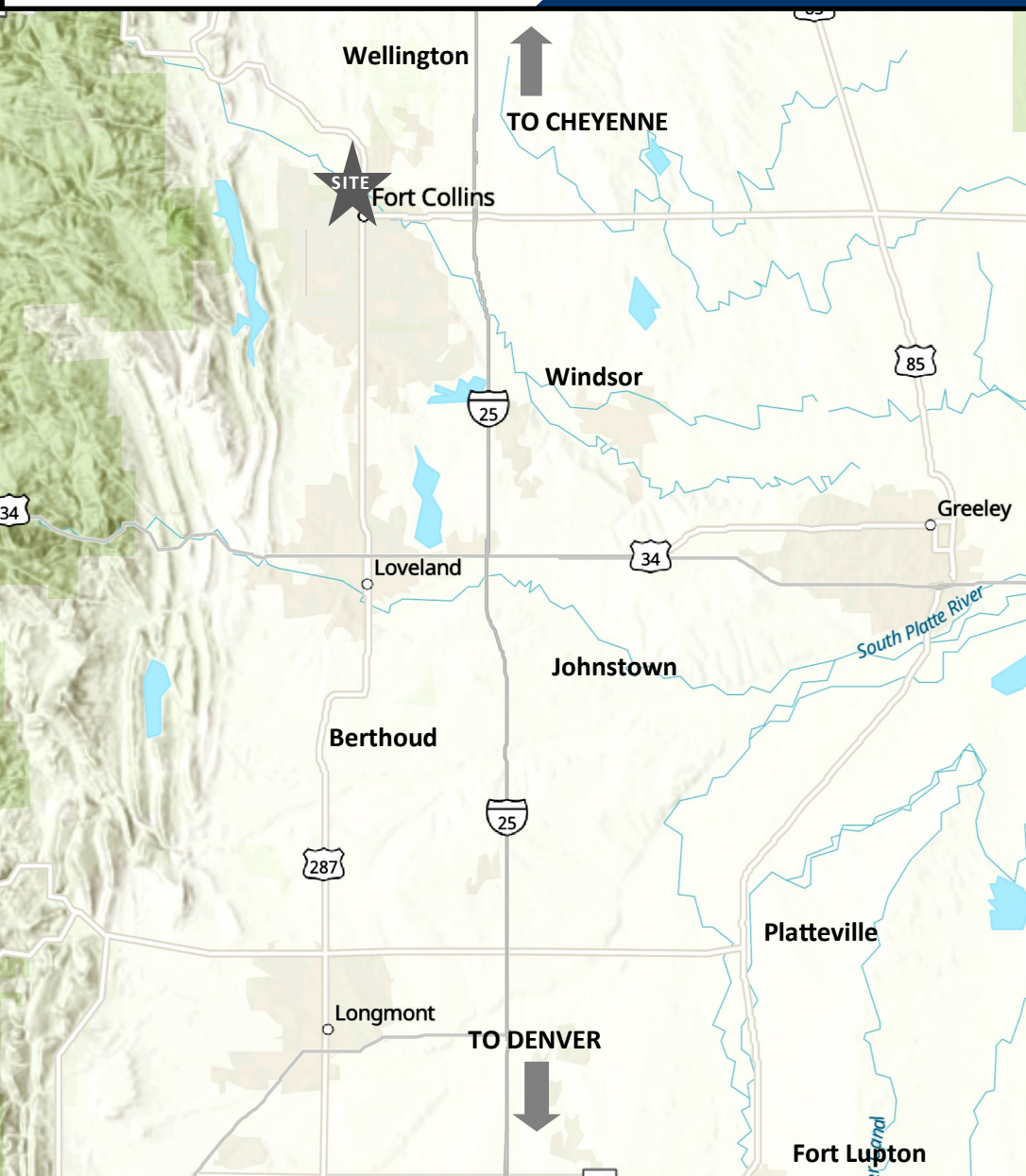
TWO BUILDINGS FOR SALE

Property Information



*Parcel Map
w/ College Ave
Frontage*





Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

Interstate 25 is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: choosecolorado.com



REGIONAL INFORMATION

Northern Colorado Overview

TOP EMPLOYERS

Vestas

WOODWARD



SMUCKER'S

Health.

KEY INDUSTRY CLUSTERS



ADVANCED
MANUFACTURING



HEALTH &
WELLNESS



ENERGY & NATURAL
RESOURCES



FOOD &
AGRICULTURE



TRANSPORTATION &
LOGISTICS

NoCO Snapshot

Source: UpstateColorado.org

6,646 Square Miles

678,753 Population

367,739 Labor Force

\$50,399 Per
Capita Income



REGIONAL CULTURE

- Regional collaboration between municipalities and business to facilitate investment and job growth
- Innovative partnerships that provide support for key industry sectors
- Support of small business, innovation, entrepreneurship, through higher education partnerships
- National leader in workforce initiatives Culture that promotes and develops quality of life

QUALITY OF LIFE

- Rocky Mountain National Park
- Public parks & lands in over 40 communities
- Variety of cultural opportunities spread throughout the region
- Variety of housing allows for growth in regional labor shed to support growing economy
- Locally-driven investment in community development



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