

# PRIME INFILL DOWNTOWN FORT COLLINS

## For Sale

~~\$550,000~~

**Price Reduced**  
**\$495,000**

- Located in the heart of Fort Collins
- College Ave. Frontage
- Adjacent to CSU Main Campus
- Close to Old Town
- Alley Access



- 810 S. College Ave.
- 7,700 SF Lot
- Building - 1,777 SF
- Zoned CC Community Commerce District
- Great Mixed Use Site - Retail/Residential

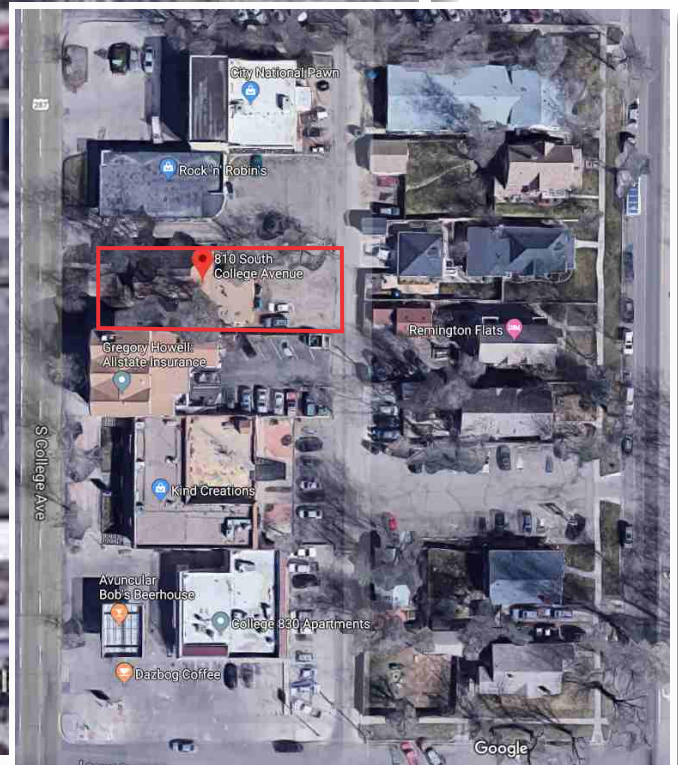
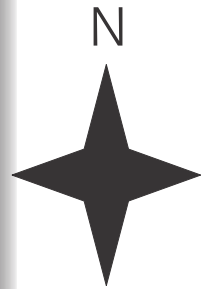
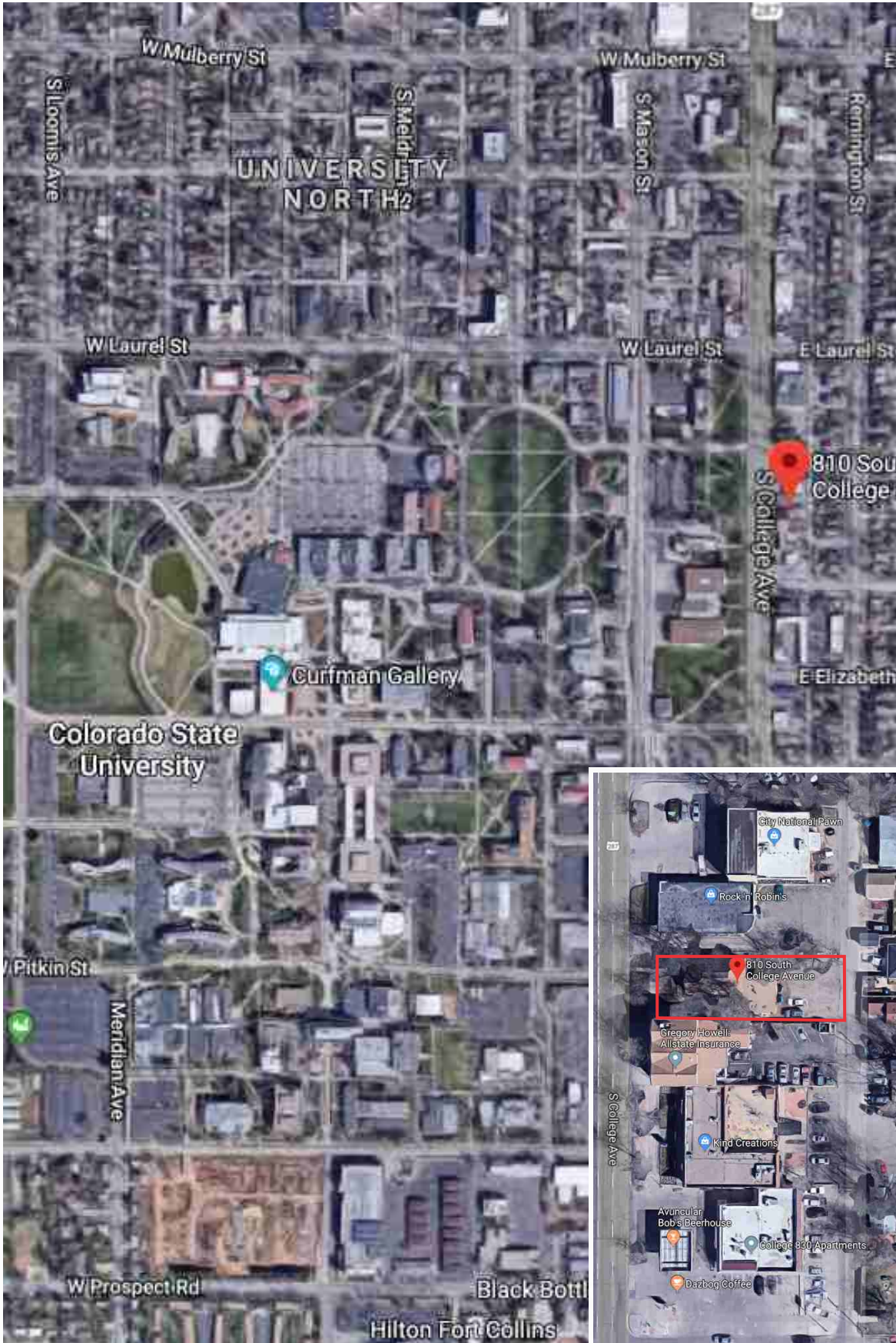


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# ↑ OLD TOWN



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