



DOWNTOWN RETAIL SPACE AVAILABLE

PROPERTY TYPE: **RETAIL**

AVAILABLE: **3,000 SF**

LEASE RATE: **\$12.40/SF MG**

\$2.16/SF (Taxes & Insurance)

Tenant responsible for maintenance and utilities

FEATURES:

- Available retail/office storefront space in tight real estate market
- Corner main level location on busy Denver Avenue in downtown Ft. Lupton
- Open, versatile floor plan to accommodate an array of uses
- Recent upgrades to interior finish including new ADA compliant restrooms and flooring
- Limited off-street parking spaces available
- Town grants may be available for qualifying improvements
- Basement storage included with lease
- Available for immediate occupancy

NICK BERRYMAN Broker/Partner

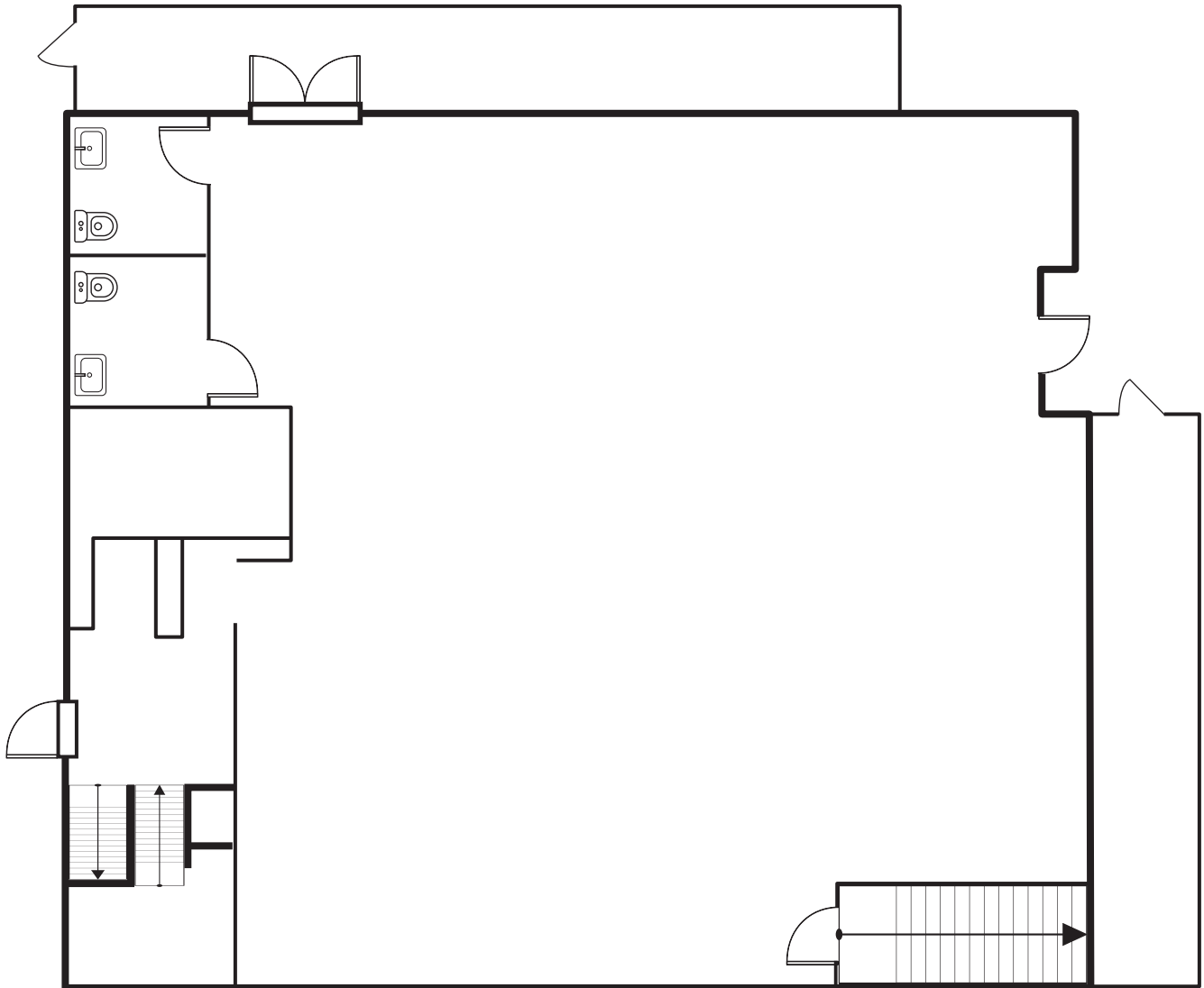
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FLOOR PLAN

237 DENVER AVENUE • FORT LUPTON, CO 80621



VIEW MORE REALTEC LISTINGS AT WWW.REALTEC.COM

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SITE LOCATION

237 DENVER AVENUE • FORT LUPTON, CO 80621

7.6

MILES TO BRIGHTON

21.3

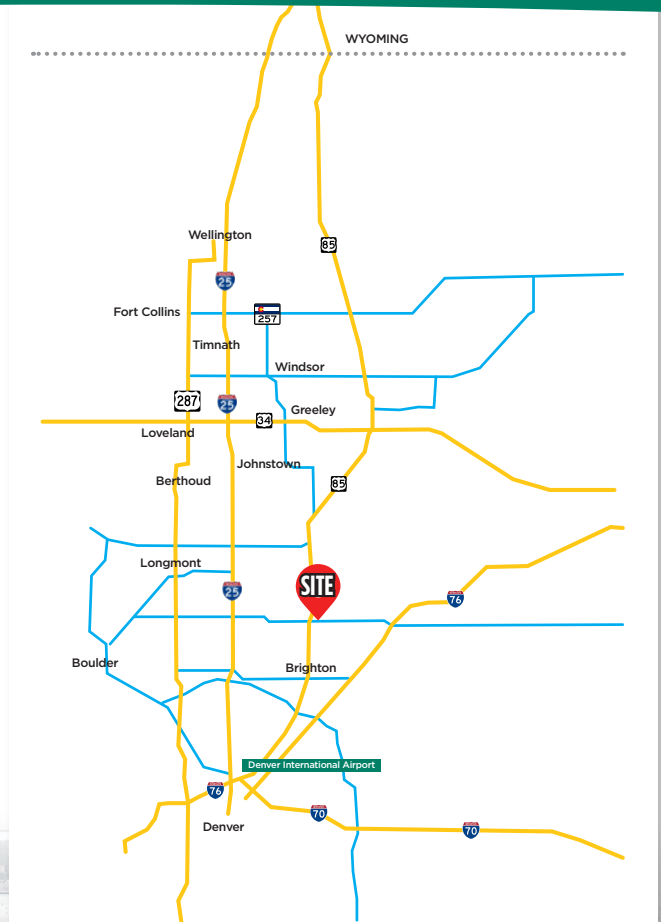
MILES
TO LONGMONT

28.0

MILES
TO DENVER

23.7

**MILES
TO DENVER
INTERNATIONAL
AIRPORT**



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
970.229.9900

Loveland

200 E. 7th Street, Suite 418
Loveland, CO 80537
970.593.9900

Greeley

1711 61st Avenue, Suite 104
Greeley, CO 80634
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REALTEC
COMMERCIAL REAL ESTATE SERVICES

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