

FOR SALE OR LEASE

# 819 East Mulberry Street

Fort Collins, Colorado 80524



PRICE REDUCED



## High Exposure Retail/Warehouse Space Available

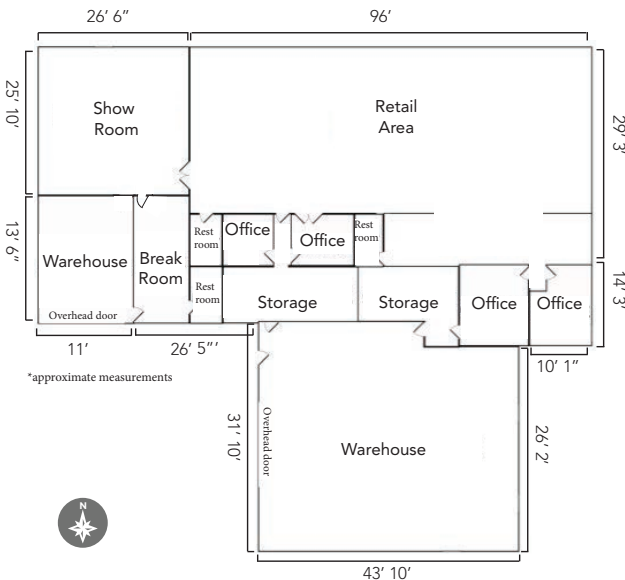
Sale Price: ~~\$1,162,600~~ **\$995,000**

Lease Rate: ~~\$12.00/SF~~ NNN **\$10.00/SF**

NNN: \$4.00/SF (Utilities Not Included)

## Property Highlights

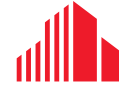
- 5,813 SF
- New roof in 2018 (\$85,000)
- Large showroom area with front desk
- Four private offices and three restrooms
- Warehouse space with two overhead doors and potential for a third
- Large kitchen/break area
- Ample parking
- High exposure space on high traffic corner
  - East Mulberry Street: 47,879 VPD
  - Riverside Avenue: 30,872 VPD



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CUSHMAN & WAKEFIELD



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