

PROMINENT LOCATION ON NORTH COLLEGE



1,919 SF BUILDING PLUS STORAGE SHED ON CORNER LOT

Sale Price: \$750,000 | Lease Rate: \$5,500/Month Plus Utilities

Currently operating as an auto dealership with service and repair. The vacant 486 SF sales office with bathroom can be used with the lot for auto sales or future tenant may take the entire space (sales office, garages, and lot). Great proximity to Carquest, O'Reiley, Autozone, and Advanced Auto Parts for any auto related industry tenant. New North College Avenue roadway improvements including curb, gutter and sidewalk. This site is the southwest corner of realigned Vine Drive which is the northern-most interstate access point to Fort Collins from Interstate 25. Zoning allows for equipment rental with outside storage, vehicle repair and services, fuel sales, dog day care, recycling facility, vehicle sales, retail, and many other uses.

PROPERTY FEATURES

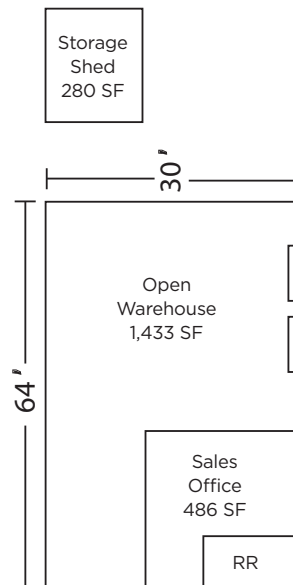
Building Size	1,919 SF
Storage Shed	280 SF
Site Size	14,000 SF
Number of Floors	1
Signage	Monument & building
Zoning	CS - Service Commercial
Features	Corner Lot Highway 287 frontage Ideal for retail, auto related or equipment sales

935 NORTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



FLOOR PLAN



**SUBJECT
PROPERTY**

For more information, please contact:

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