



CAR DEALERSHIP OR REDEVELOPMENT OPPORTUNITY

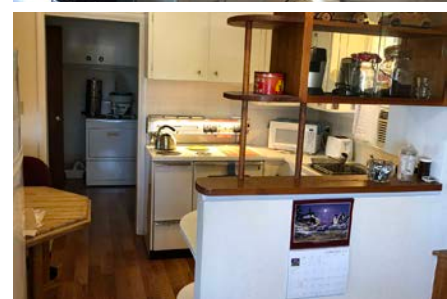
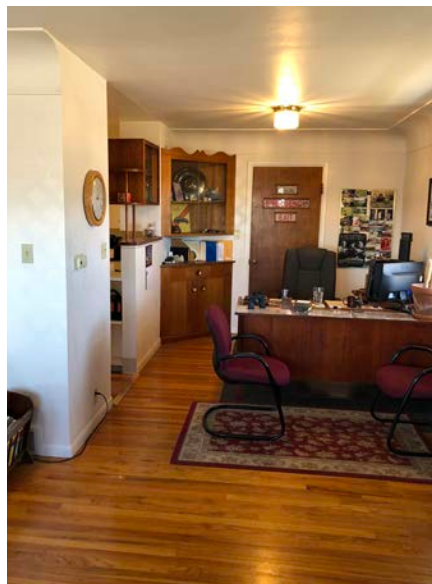
Sale Price: \$850,000

GREAT POTENTIAL FOR REDEVELOPMENT

This property, located at 3221 E Mulberry Street in Fort Collins, sits along one of the main access points to downtown Fort Collins and is just west of I-25 for quick access to the entire region. The property is currently used as a car dealership, which is an approved use, and is perfectly suited for a new or expanding dealer to get great visibility along Mulberry Street with ample on-site parking. The property also sits adjacent to a number of recently redeveloped lots and has great potential for redevelopment in the future.

PROPERTY FEATURES

Building Size	1,677 SF
Land Size	0.5 Acre
Zoning	Larimer County - Commercial
Sale Price	\$850,000





AVAILABLE FOR SALE

3221 E. MULBERRY ST.

FORT COLLINS, COLORADO 80524



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Population (Pop.)	1,735	35,767	127,834
2025 Projected Pop.	1,813	38,540	137,249
2020 Households (HH)	737	14,368	52,395
2020 Avg. HH Income	\$88,373	\$92,901	\$82,289

Source: CoStar, 2020

For more information, please contact:

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