



4605 ZIEGLER RD
Fort Collins, CO 80528

OFFERING MEMORANDUM

Available for Sale



KEY HIGHLIGHTS



Historical Property & Outbuildings for Sale
1.93 Acres



Zoned Harmony Corridor (HC), the property offers prime visibility at Ziegler and Harmony Roads and is surrounded by key employers, medical campuses, retail, and housing.



Sale Price: \$1,750,000



Historic Recognition
Honored by Colorado Preservation Inc.,
the National Trust, and Save America's
Treasures program.

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EXECUTIVE SUMMARY

THE OFFERING

Waypoint Real Estate is pleased to present **4605 Ziegler Road**, a historic commercial property located in the heart of the Harmony Corridor, one of Fort Collins' fastest-growing districts. Positioned on 1.93 acres, the site features a fully converted 2,402 SF Victorian farmhouse, multiple historic outbuildings, and utility structures.

Known locally as the **Preston Farm**, the site dates back to 1877 and is one of the most significant remaining agricultural homesteads in the Fort Collins Urban Growth Area. The main building, a farmhouse originally constructed circa 1890 and renovated in 2002, offers eight private offices, two bathrooms, a reception area, and a waiting room. The Victorian farmhouse, a 1,296 SF historic grain elevator, and machine shop have been recognized by Colorado Preservation Inc., the National Trust for Historic Preservation, and the Save America's Treasures program.

Zoned **Harmony Corridor (HC)**, the property offers strong visibility along Ziegler and Harmony Roads. An area surrounded by major employers, medical campuses, retail centers, and residential communities. This offering represents a rare opportunity to acquire a historic, high-visibility commercial property in a premier Fort Collins location.

Price: \$1,750,000

Site Size: 1.93 Acres

Address: 4605 Ziegler Rd Fort Collins, CO 80528

Parcel: 8605151004 - Larimer County
Conservation Easement & City Landmark Designation

Zoning: Harmony Corridor (HC)

Historic Farmhouse: 2,402 SF (c. 1890, remodeled 2002)

Historic Grain Elevator: 1,296 SF (c. 1890)

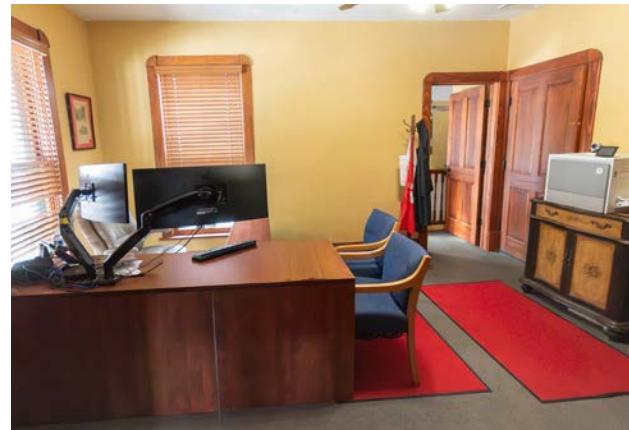
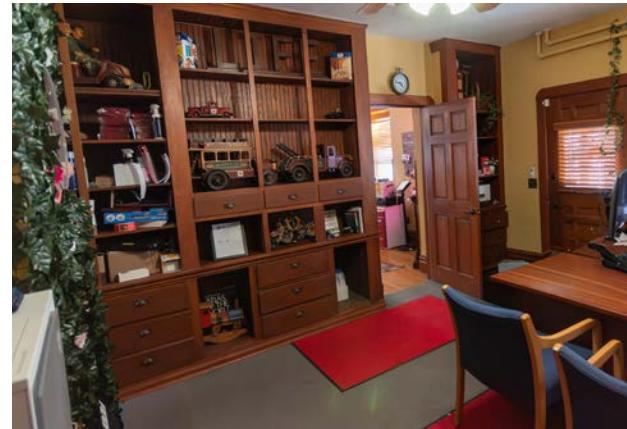
Detached Garage: 1,540 SF (c. 1900)



HISTORIC FARMHOUSE - FLOORPLAN



HISTORIC FARMHOUSE - PHOTOS



PROPERTY SUMMARY

Site & Lot Details

Zoning District	Harmony Corridor
Acres	1.93
Parcel #	8605151004 (Schedule: 1601479)
Demographics	\$95,571 Median Household Income (3-mi radius)*
Traffic Count	Approx. 33,572 VPD Harmony Rd*

*Source: CoStar, 2025



Historical Recognition & Harmony Corridor Plan

Fort Collins Historic Preservation	(970) 224-6078 preservation@fortcollins.gov General Information Prospective Buyer Handout
Harmony Corridor Plan	Ch.5 (p. 87) Harmony Gateway Area
Land Use Code	Article 2: Zone Districts-Harmony Corridor (p. 56-58) Article 4: Use Standards

Historic Buildings

2-Story House	2,402 SF (c. 1890, remodeled 2002)
	8 Rooms, 2 Bathrooms
Historic Grain Elevator	1,296 SF (c. 1890)
Machine Shop	unknown SF (c. 1921)

Other Buildings / Garage

Seven Structures	Variety of age and size
Detached Garage	1,540 SF (1955)

HARMONY CORRIDOR



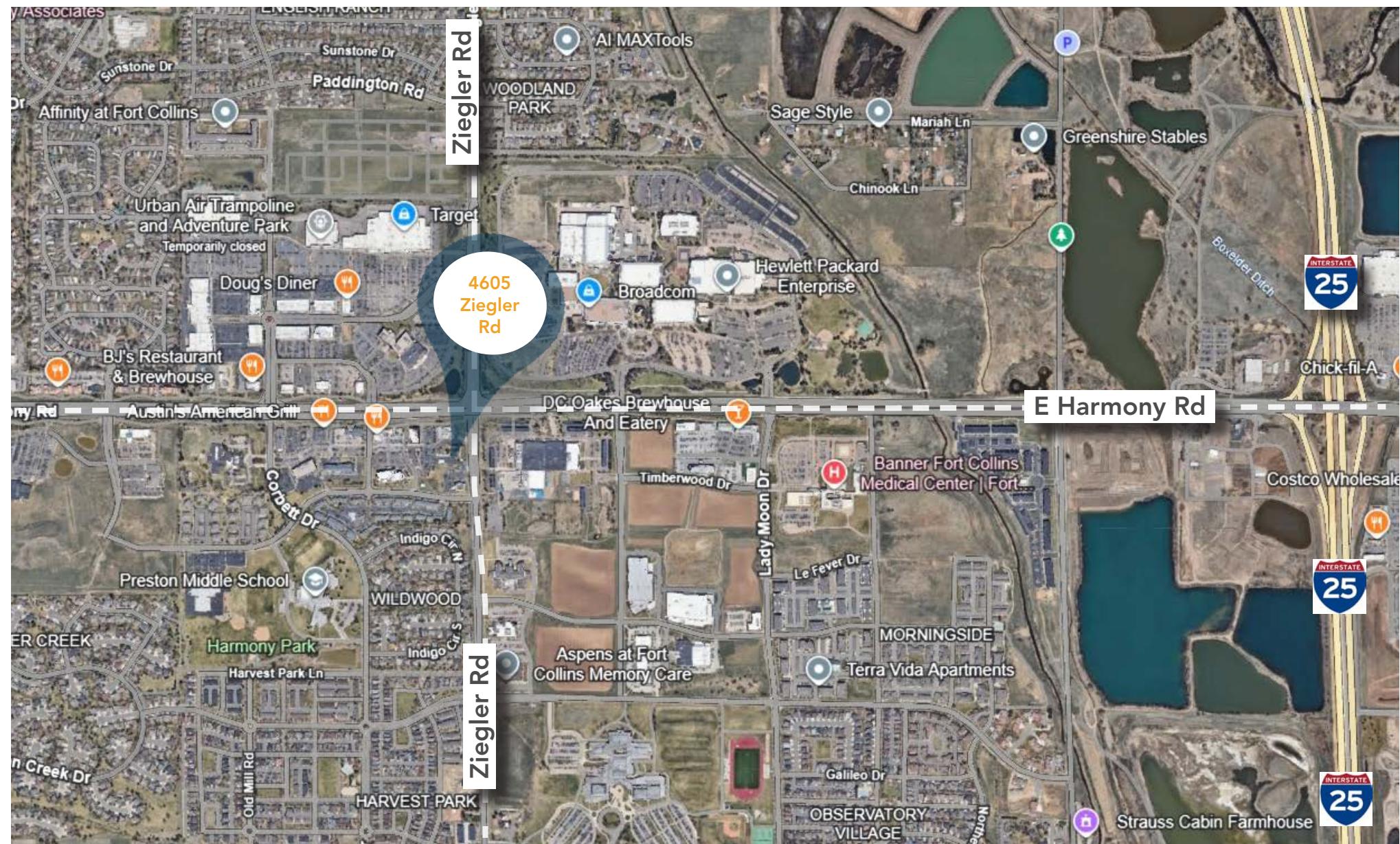
GIS MAP



Information contained herein is not guaranteed. Potential purchasers and tenants are advised to verify all information. Price, terms and information are subject to change.

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AREA MAP





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Please contact brokers for property, financials and sales price details.

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