



## 3,730 SF Freestanding Retail Showroom & Office Building For Sale | Mulberry Corridor



Sale Price:\$1,150,000  
0.75 Acres  
Zoned: Commercial Corridor



3,730 SF Total Building Area  
Retail (Showroom) & Private Offices Spaces  
Fenced Yard with 1,875 SF workshop



Situated along the E. Mulberry Street corridor in Fort Collins, Colorado, with proximity to Interstate 25 and College Avenue.



A freestanding owner/user opportunity featuring multiple showrooms, private offices, and workshop space along the E. Mulberry Street corridor.

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The information contained within the following offering memorandum is exclusive and strictly confidential. No person, other than as provided for herein, has been authorized to give any information or to make any representations other than those contained in this memorandum in connection with the offer being made hereby, and if given or made, such information or representation must not be relied upon as having been authorized by Waypoint Real Estate, LLC.

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The information contained in this investment offering has been obtained from sources believed to be reliable. However, all potential buyers are responsible to take appropriate measures to verify all of the information set forth herein.

Contact Waypoint Real Estate, LLC, for any property showings or for more information.





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# EXECUTIVE SUMMARY

## THE OFFERING

Waypoint Real Estate is pleased to present **3006 E Mulberry St**, Fort Collins, Colorado, a 3,730 SF freestanding commercial building offered for owner/user acquisition. Located along the E. Mulberry Street corridor, the property sits in close proximity to I-25 and College Avenue.

The building is configured with two open showroom/retail areas, seven private offices, an open work area, a full kitchen, bathroom, and dedicated storage. Building signage is available. Interior finishes include natural stone fireplace with wood log mantel, wood-paneled ceilings with linear LED lighting in the showroom areas and natural light throughout the private offices.

The property includes a paved front parking lot, a fenced rear yard, and as extra space not included in the 3,730 SF, a separate 1,875 SF workshop building on the north side of the parcel. The exterior features vertical wood board siding with a stepped parapet facade.

### INVESTMENT OVERVIEW

Sale Price	<b>\$1,150,000</b>
Acres	<b>0.75</b>
Zoned	<b>Commercial Corridor</b>
Total Building SF	<b>3,730 SF</b>





# PROPERTY DETAILS

## UTILITY PROVIDERS

Electric	Poudre Valley REA	Trash	Republic
Gas	N/A	Internet	Comcast
Sewer	Boxelder Sani	Water	ELCO

## BUILDING AMENITIES

Building Signage	Yes
Monument Signage	Yes
Break Room	Full Kitchen
Private Offices	7
Restroom Count	2

## SAFETY SYSTEMS

Fully Sprinkled	Yes
Security System	Yes

## CONSTRUCTION

Total Building Size	3,730
Zoning	CC (Commercial Corridor) Larimer County
Acres	0.75
Structure	Wood Frame
Roof Type	Gable
Heat Type	Forced Air
Air Conditioning	Yes
Fenced Yard	Yes, with additional 1,875 SF workshop included
Parking	Exclusive private parking
Parcel #	8708400021

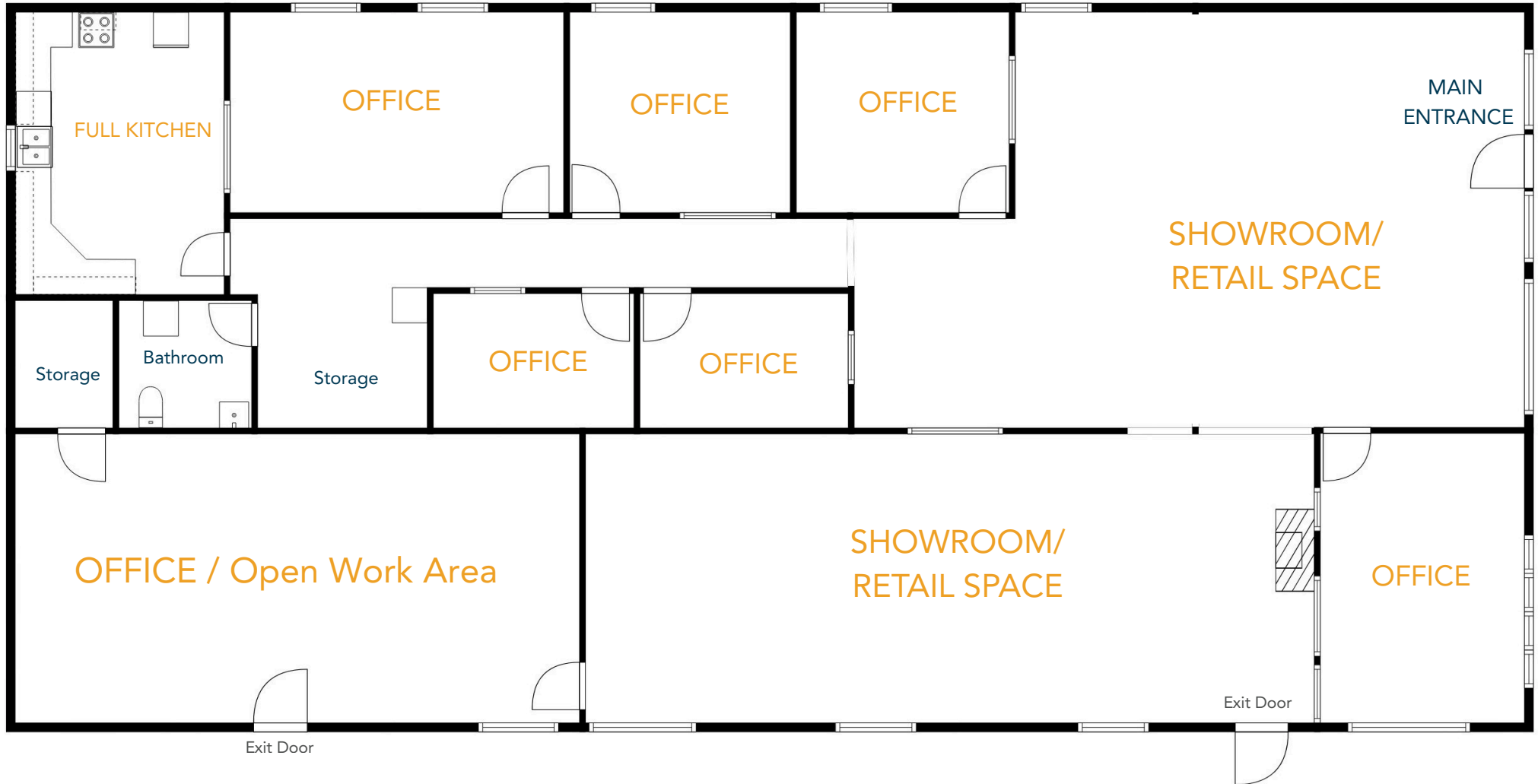


**3006 E Mulberry St**  
**Fort Collins, CO**

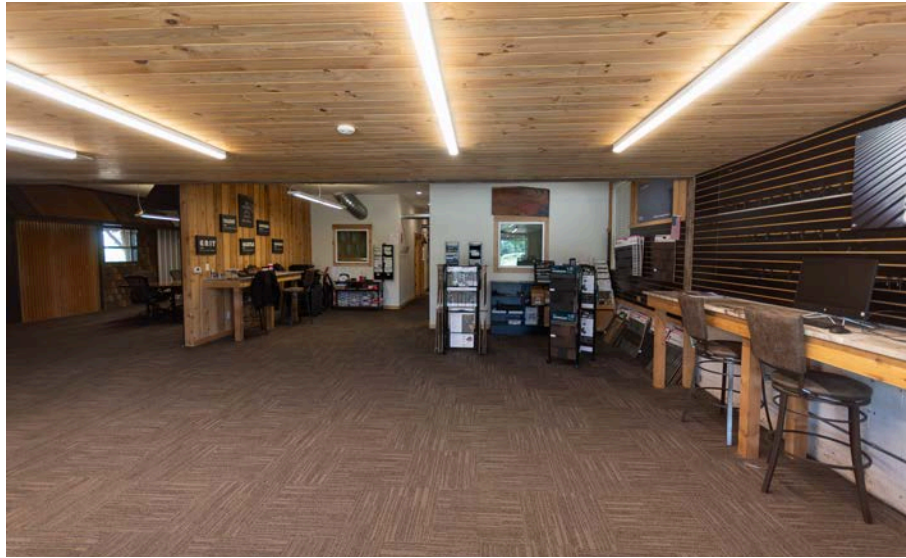
 [Link to Google Maps](#)

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# RETAIL (SHOWROOM) & PRIVATE OFFICES | Floorplan



# PROPERTY PHOTOS





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