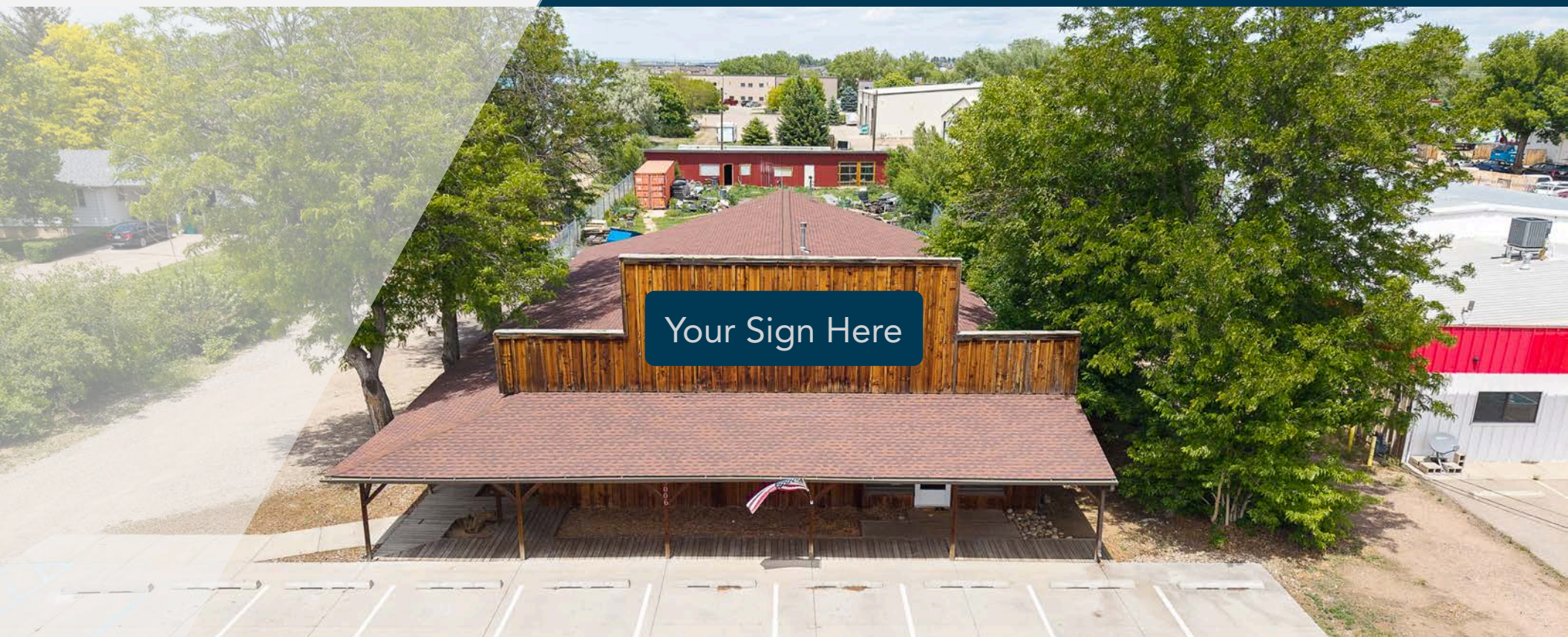




3,730 SF Freestanding Retail Showroom & Office Building For Sale | Mulberry Corridor



Sale Price: \$1,000,000
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.

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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.

This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Waypoint Real Estate, LLC, has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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	\$1,000,000
Acres	0.75
Zoned	Commercial Cooridor
Total Building SF	3,730 SF





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	Fully Sprinkled	Yes
Monument Signage	Yes	Security System	Yes
Break Room	Full Kitchen		
Private Offices	7		
Restroom Count	2		

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](#)

The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.

RETAIL (SHOWROOM) & PRIVATE OFFICES | Floorplan







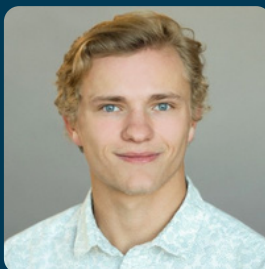
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