



KEY HIGHLIGHTS



Sale Price: \$895,000 (\$145 / SF)
0.51 Acres
Zoned: Employment District



6,160 SF Total Building Area
Healthcare Facility / Medical Office
Shared Parking Lot



Situated along Riverside Avenue in Fort Collins,
within the Employment District and proximate to
Colorado State University's main campus



Opportunity:
Competitively Priced Relative to
Comparable Fort Collins Inventory

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 **1227 Riverside Ave**, a 6,160 SF building situated on 0.51 acres in Fort Collins' Employment District along Riverside Avenue. The property features a medical office build-out, an onsite gym with showers, and abundant natural light throughout, a combination of amenities rarely available at this price per square foot in the Fort Collins market.

The building is wood-frame construction with a gable roof, forced air heating, and central air conditioning. A new roof is scheduled for installation in June 2026, offering a buyer a freshly capital-improved asset from day one.

Interior amenities include a kitchenette, break room, gym, and showers, all within the 6,160 SF single-tenant footprint. Building signage is in place, and the property is serviced by Xfinity for internet. Utilities are structured on a NNN basis, with electric included in CAM.

1227 Riverside Ave presents an opportunity to acquire a well-amenitized, move-in-ready building with a differentiated feature set at a competitive price point for the Fort Collins market.

INVESTMENT OVERVIEW	
Sale Price	\$895,000 (approx. \$145/SF)
Acres	0.51
Zoned	Employment District
Total Building SF	6,160 SF
Lease Rate	\$16.00
NNN Rate	\$5.33 / SF





PROPERTY DETAILS

UTILITY PROVIDERS

Electric	Included in NNN
Gas	Included in NNN
Water	Included in NNN
Sewer	Included in NNN
Trash	Included in NNN
Internet	Xfinity

BUILDING AMENITIES

Building Signage	Yes
Break Room(s)	Yes
Kitchenette	Yes
Gym	Yes
Showers	Yes

CONSTRUCTION

Total Building Size	6,160 SF
Zoning	Employment District
Acres	0.51
Structure	Wood Frame
Roof Type	Gable
Heat Type	Forced Air
Air Conditioning	Yes
Parcel #	8718220008

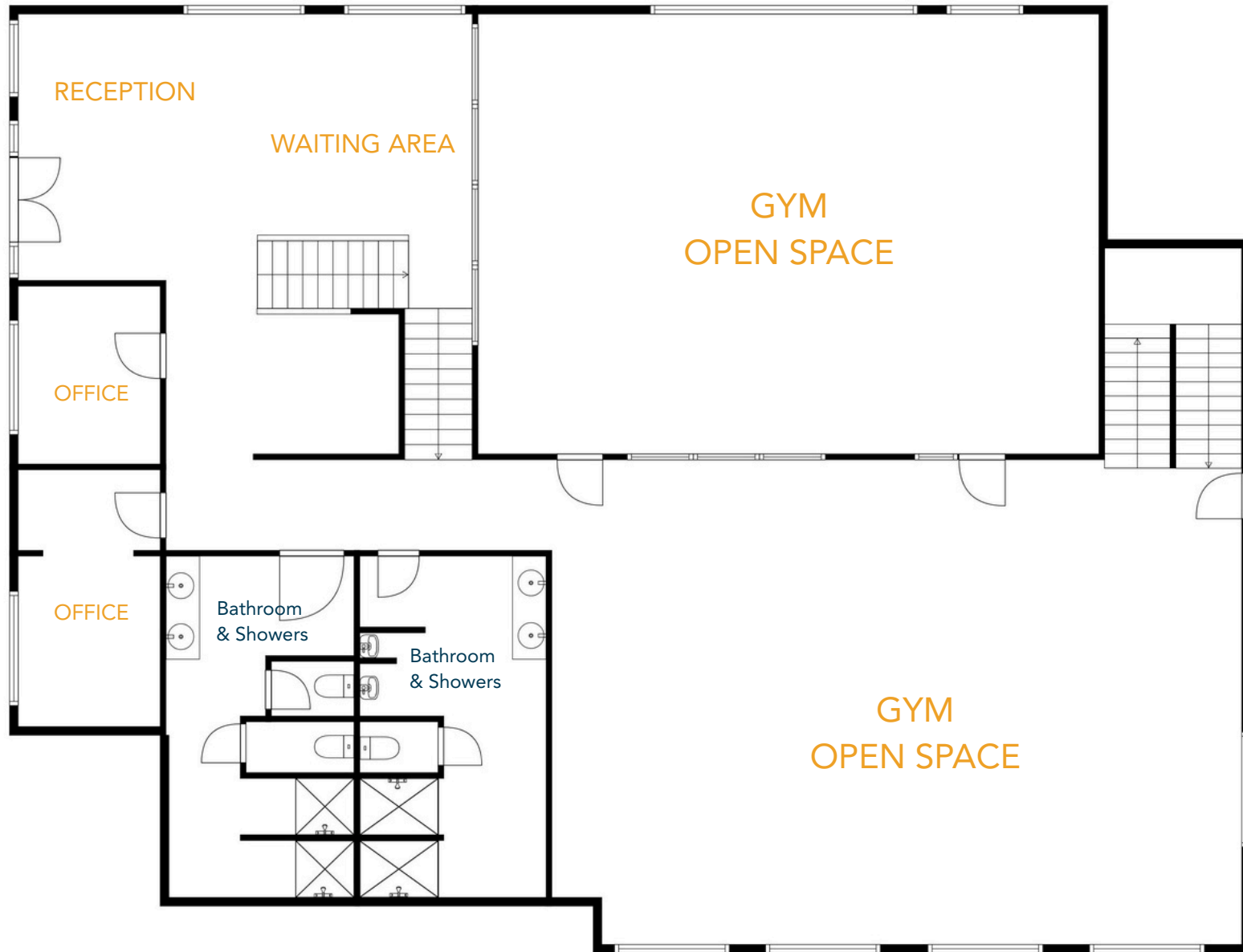


1227 Riverside Ave
Fort Collins, CO

 [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.

MAIN LEVEL | Floorplan



2ND LEVEL | Floorplan



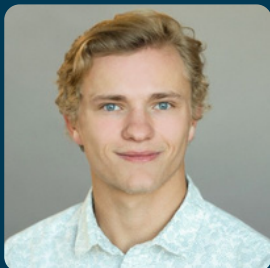


PROPERTY PHOTOS





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