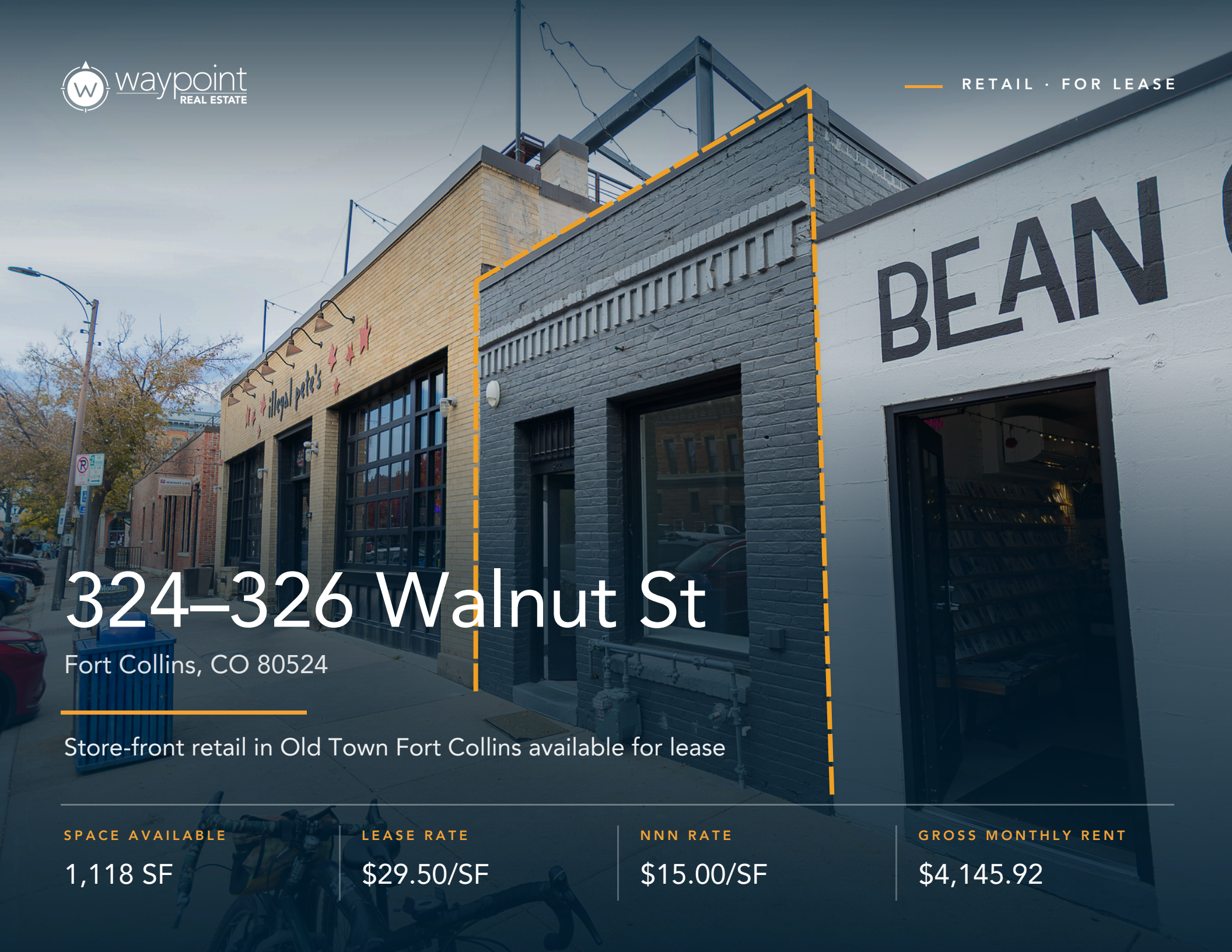
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RETAIL · FOR LEASE



324–326 Walnut St

Fort Collins, CO 80524

Store-front retail in Old Town Fort Collins available for lease

SPACE AVAILABLE	LEASE RATE	NNN RATE	GROSS MONTHLY RENT
1,118 SF	$29.50/SF	$15.00/SF	$4,145.92

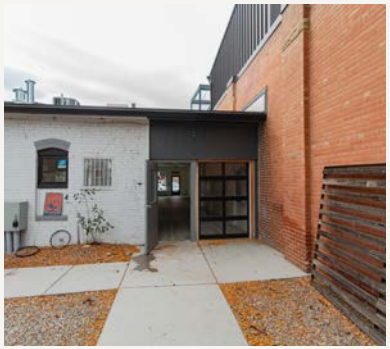
PROPERTY OVERVIEW

324–326 Walnut St
Fort Collins, CO 80524









SPACE

- 1,118 SF available
- Skylight and rear glass overhead door
- Private restroom and storage closet
- Street-front entry and display window on Walnut

ZONING

- D — Downtown District

LOCATION

Surrounded by a quality mix of tenants including Illegal Petes, Salt Road Brewing and Bean Cycle Roasters

High-visibility storefront with great foot-traffic on Walnut St

Includes shared back patio space

In close proximity to Firehouse Alley parking garage

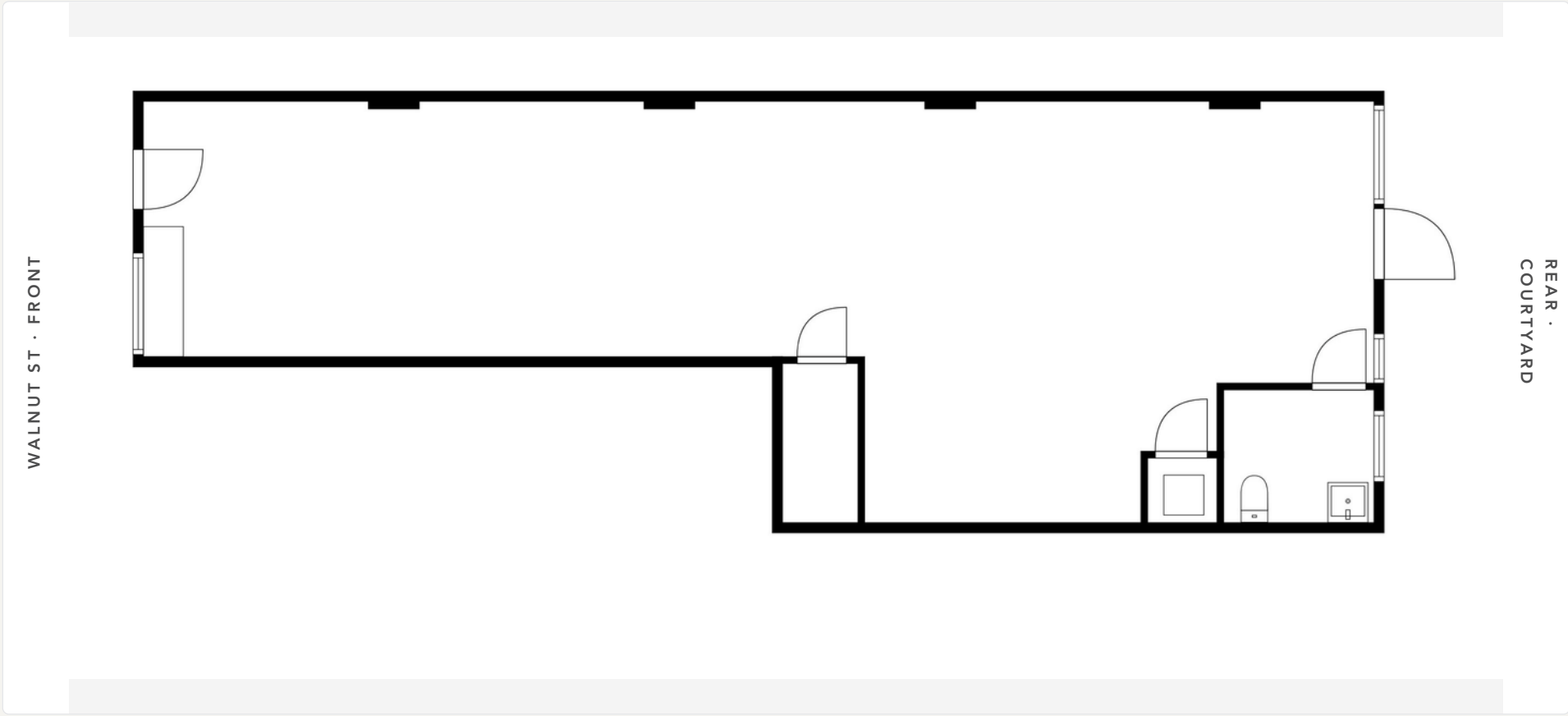
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FLOOR PLAN

View on Google Maps ↗









324–326 Walnut St

FORT COLLINS, CO

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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.