

FOR SALE

1004 E ELIZABETH STREET

FORT COLLINS, COLORADO 80524



PRICE REDUCED



1.59 ACRES | INFILL DEVELOPMENT OPPORTUNITY
SALE PRICE: ~~\$850,000~~ \$650,000

This property is 1.59 acres, available on E Elizabeth St and S Lemay Ave with direct visibility from over 23,000 vehicles per day, and in the heart of the Fort Collins medical services center. The land is zoned Neighborhood Commercial (N-C) and Neighborhood Conservation Buffer District (N-C-B) which allows for a variety of possible uses.

PROPERTY HIGHLIGHTS

- Located in the heart of Fort Collins' medical services center, near Old Town Fort Collins
- Surrounded by desirable amenities
- Zoned Neighborhood Commercial ([N-C](#)) and Neighborhood Conservation-Buffer ([N-C-B](#)) with the City of Fort Collins

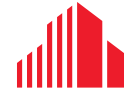
POSSIBLE USES

Convenience Store	Restaurants
Gas Station	Mixed-Use Development
Medical and Dental Clinics	Business & Service Shops
Child Care Centers	General Retail
Professional Offices	

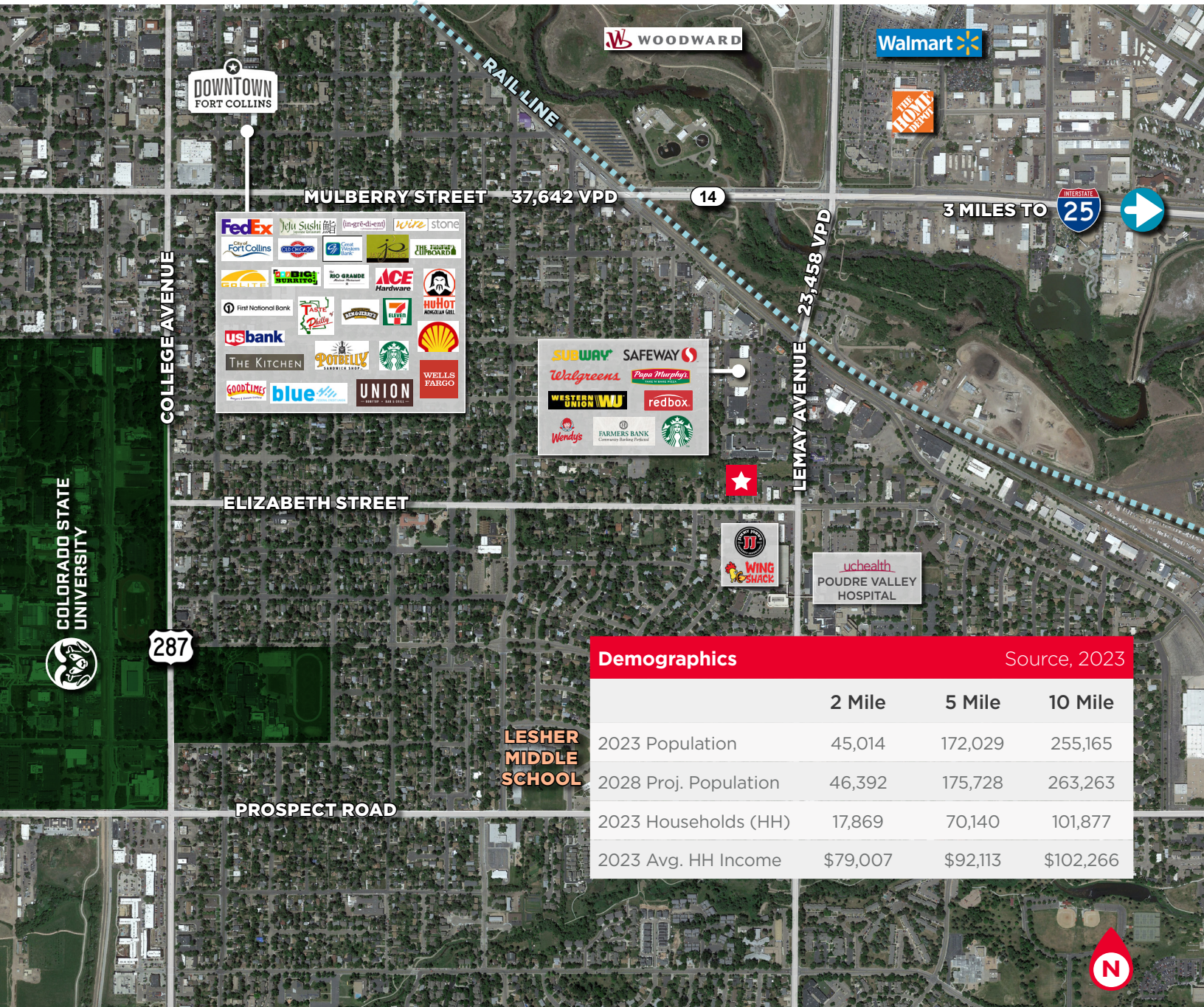
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CUSHMAN &
WAKEFIELD



Demographics

Source, 2023

	2 Mile	5 Mile	10 Mile
2023 Population	45,014	172,029	255,165
2028 Proj. Population	46,392	175,728	263,263
2023 Households (HH)	17,869	70,140	101,877
2023 Avg. HH Income	\$79,007	\$92,113	\$102,266

Contact

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