

4,608 SF AVAILABLE FOR SALE

PRICE IMPROVED
SELLER FINANCING AVAILABLE

SMOKEY STREET



SALE PRICE: ~~\$1,250,000~~ \$1,150,000 (\$250/SF)



PROPERTY PROFILE

Located in a central area with service to Loveland, Windsor, and Greeley & beyond.

116 Smokey Street is ideally located along Highway 287/South College Avenue. This 4,608 SF property has easy access to major transportation routes and is in close proximity to the urban center of Fort Collins.

The key business districts that the industrial/flex spaces in this area serve depend on these properties to support the modern amenities that Fort Collins has to offer.

The single tenant nature of 116 Smokey Street is attractive to many as it allows you control of your building and property.

The high-end finishes of 116 Smokey Street set it apart from other similar buildings within the industrial/flex product type.

The property boasts sufficient power and HVAC for most businesses with signage that is visible from College Avenue.

The building can be divided into two shop spaces with office areas, each equipped with separate gas meters. You have the option to purchase now and lease one half until your business expands to occupy the entire building, or invest and lease to two tenants. This property offers numerous possibilities for growth and investment.



4,608 SF
SIZE



0.21 ACRE
(9,346 SF)



1984
YEAR BUILT



2023/2024
YEAR RENOVATED



LOADING
(2) 10' X 10' OHDS
(1) 8' X 9' OHD



**ELECTRICAL
SERVICE**
600 AMPS (200 AMPS/
BREAKER BOX)



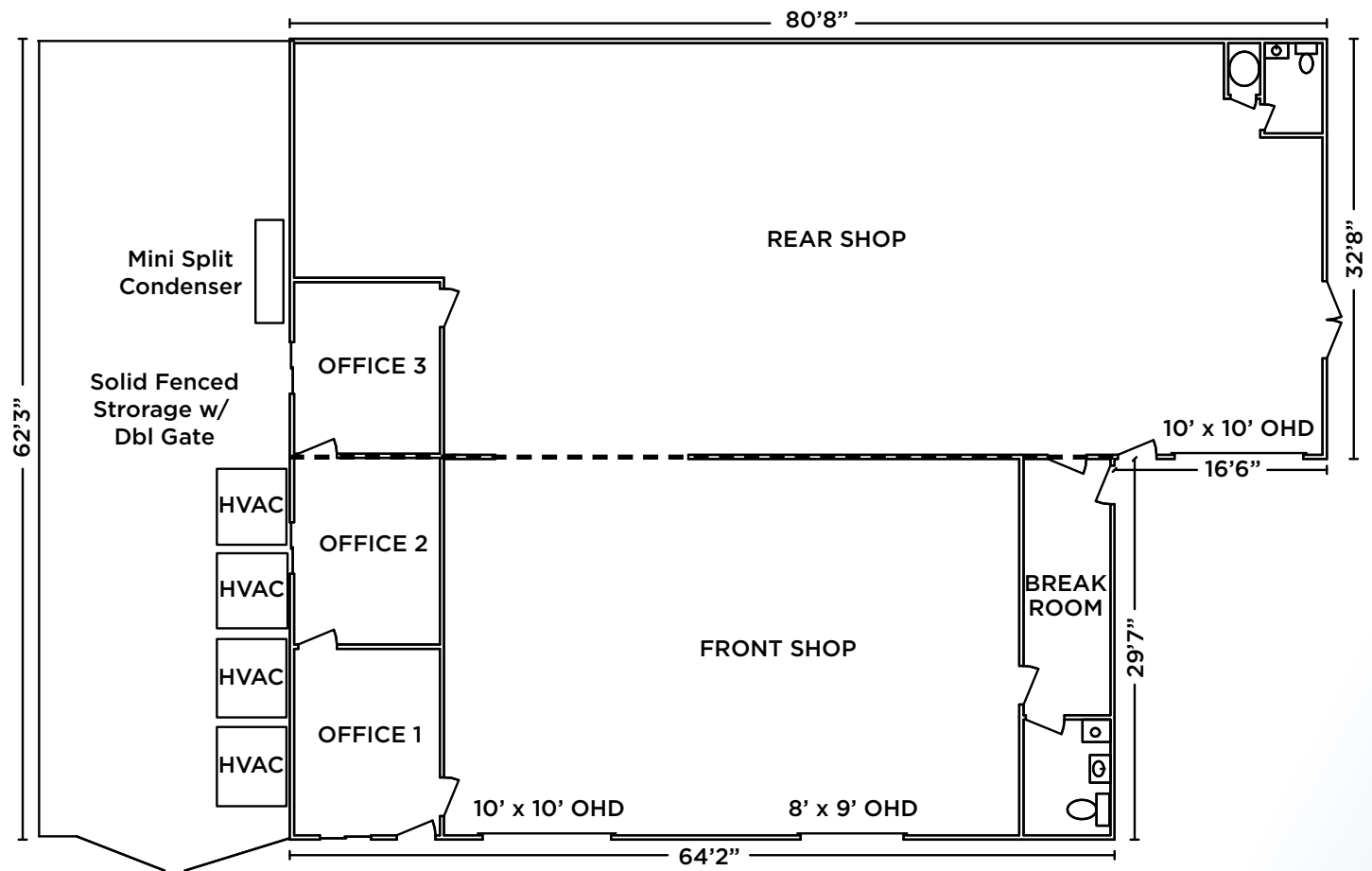
HVAC
20 TON
((4) 5-TON UNITS)



GAS SERVICE
2 METERS



FLOOR PLAN



----- 2-Tenant Option



BUILDING UPGRADES

NEW IN 2024

- New solid core doors, casing, paint and hardware
- New paint on ceiling, walls, base, casing, etc
- New LED lighting throughout
- New switches and receptacles
- New window coverings
- Serviced 2.5 ton mini split system for HVAC in offices
- New carpet and pad in offices
- New LVP at entry and in both restrooms
- New OHD weather stripping and service of doors
- All drywall patching and repair done
- OSB Wainscot throughout shop areas
- New electrical service to building
- New programmable thermostats w/ 5 ton per zone
- New metal ribbed ceiling panel
- New 18" blown fiberglass insulation
- New epoxy floor in shop area
- New vanities with quartz countertops in both bathrooms
- New exhaust fans in restrooms
- Clean up electrical, 3 panels with a total of 600amps
- New metal awnings across front of building

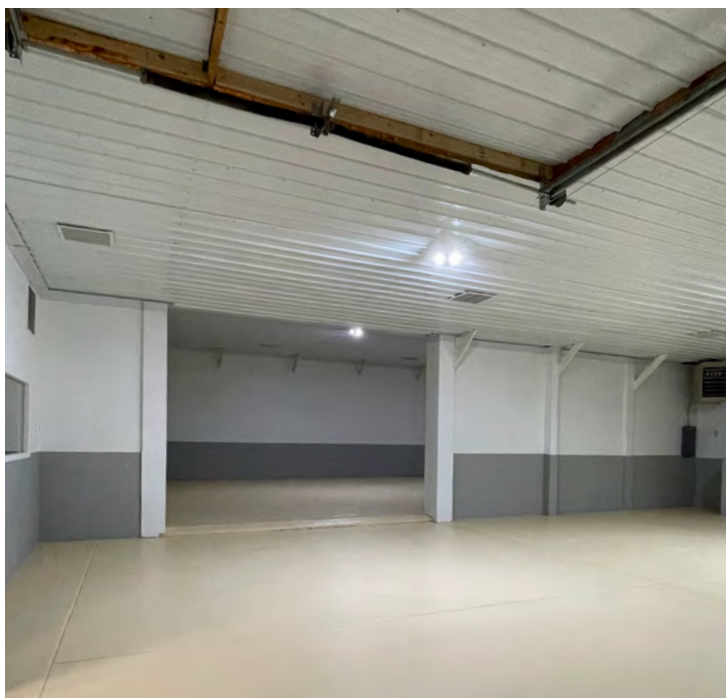


NEW IN 2020-2023

- Drinking fountain
- New 50 Gal water heater
- New toilets in both restrooms
- Heavy duty security bars installed on windows
- Security Cameras on exterior of building
- Fully serviced and cleaned gas heaters in each shop separate from fully conditioned 20 tons of HVAC in all areas outside of the offices



PROPERTY PHOTOS



FINANCIALS

SELLER FINANCING AVAILABLE TERMS

Purchase Price	\$1,150,000
Down Payment (\$)	\$100,000
Loan Amount	\$1,050,000
Annual Interest Rate	6.50%
Loan Period (Years)	3 Years (20 Year Amortization)
Prepayment	No penalty after 2 years

OCCUPANCY COSTS

	NNN/SF	Annual
Taxes	\$4.56	\$20,992.13 (2025)
Insurance	\$0.80	\$3,686.40 (Est.)
CAM	\$1.50	\$6,912.00 (Est.)
Total	\$6.86/SF	\$31,590.53

*Estimate



LOCATION MAP



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