

FOR SALE

120 Triangle Drive

Fort Collins, Colorado 80525



Multi-Family Development Ready Opportunity Size: 3.86 Acres with a Minimum Density of 12 Units per Acre (46 Units) Sale Price: \$785,000

This infill property is ideally positioned for multi-family development and is located along the highly desirable College Avenue Corridor. With few available development ready sites this property will be one of the next pieces to be improved. Other features include well positioned regional location with ease of access to Northern Colorado communities, off-site infrastructure in place, as well as water and sewer utilities paid for and to the property. *Please see reverse for aerial.*

Property Features

Lot Size 3.86 Acres

Zoning Class Medium Density Mixed-Use Neighborhood District (M-M-N)

Proposed Elevations



North Elevation



Water Tap One (1") Existing with fees paid Transferable at favorable pricing





South Elevation



West Elevation

East Elevation



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For more information, please contact:

NATE HECKEL Senior Director

+1 970 267 7724 nate.heckel@cushwake.com TRAVIS ACKERMAN Executive Managing Director +1 970 267 7720 travis.ackerman@cushwake.com TY MASHEK Senior Associate +1 303 525 3125 ty.mashek@cushwake.com 772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419

cushmanwakefield.com

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