



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)

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



[VIEW ZONING INFORMATION](#)

Proposed Elevations



North Elevation



South Elevation



East Elevation



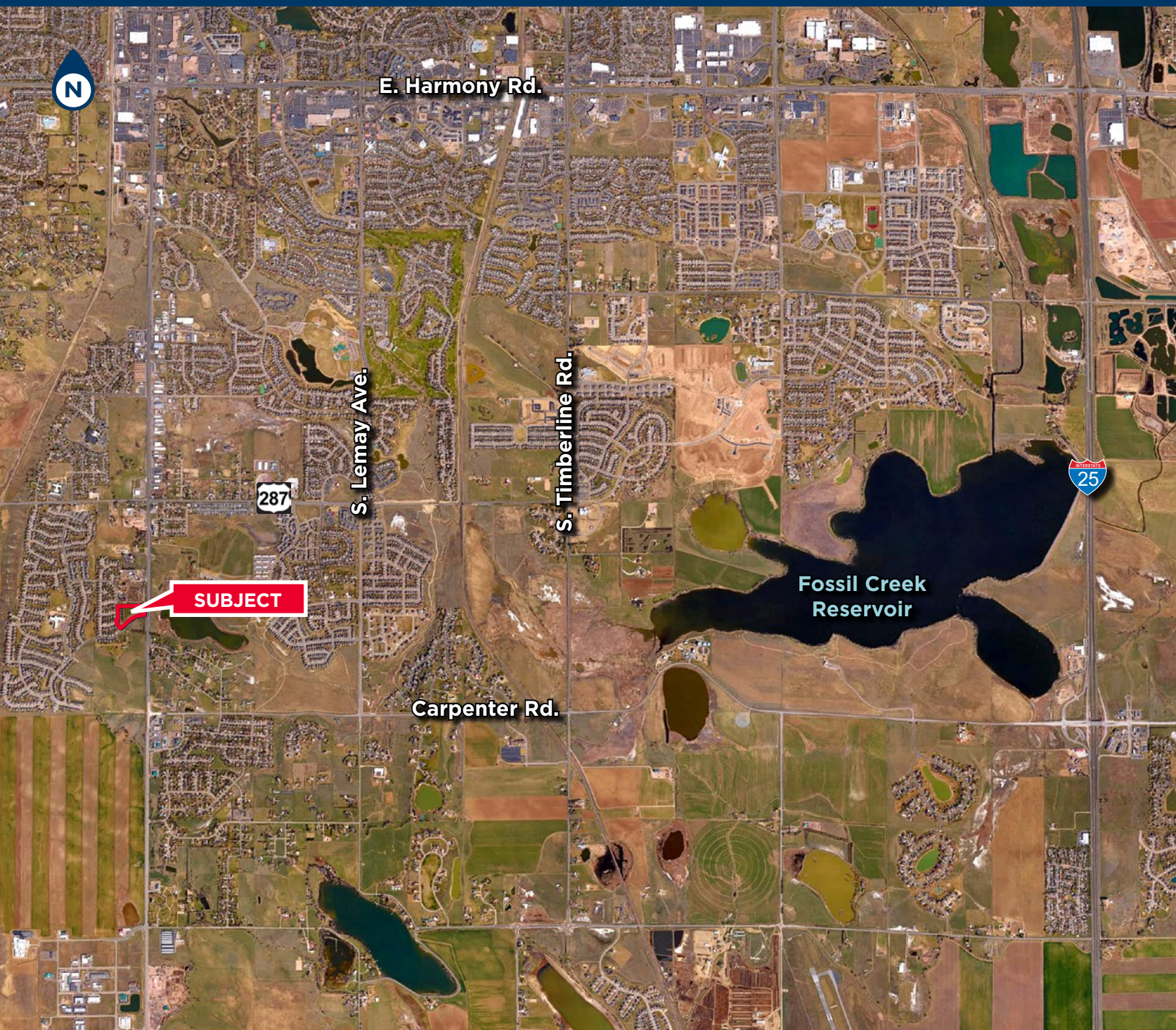
West Elevation



FOR SALE

120 Triangle Drive

Fort Collins, Colorado 80525



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