

FOR SALE

# 208 REMINGTON STREET

FORT COLLINS, CO 80524



**OLD TOWN LOCATION**

**ON-SITE, PUBLIC AND GARAGE PARKING**

**10,690 SF DOWNTOWN COMMERCIAL OWNER/USER OPPORTUNITY**  
**SALE PRICE: \$2,490,000 (\$233/SF)**

Located in the heart of Old Town in Fort Collins, this property offers 10,690 square feet of office/retail space for sale. Because the building does not have historical designation, the Downtown zoning allows for 3-4 stories for redevelopment. On-site parking and a central location in Old Town makes this a rare opportunity to be an owner of prime real estate in Fort Collins.

## PROPERTY DETAILS

<b>Building Size</b>	10,690 SF
<b>Site Size</b>	0.33 Acre
<b>Floors</b>	2
<b>Year Built</b>	1906

<b>Year Renovated</b>	2017 - Main Floor
<b>Construction Type</b>	Masonry
<b>Parking Spaces</b>	8 On-site spaces, plus street parking

FOR SALE

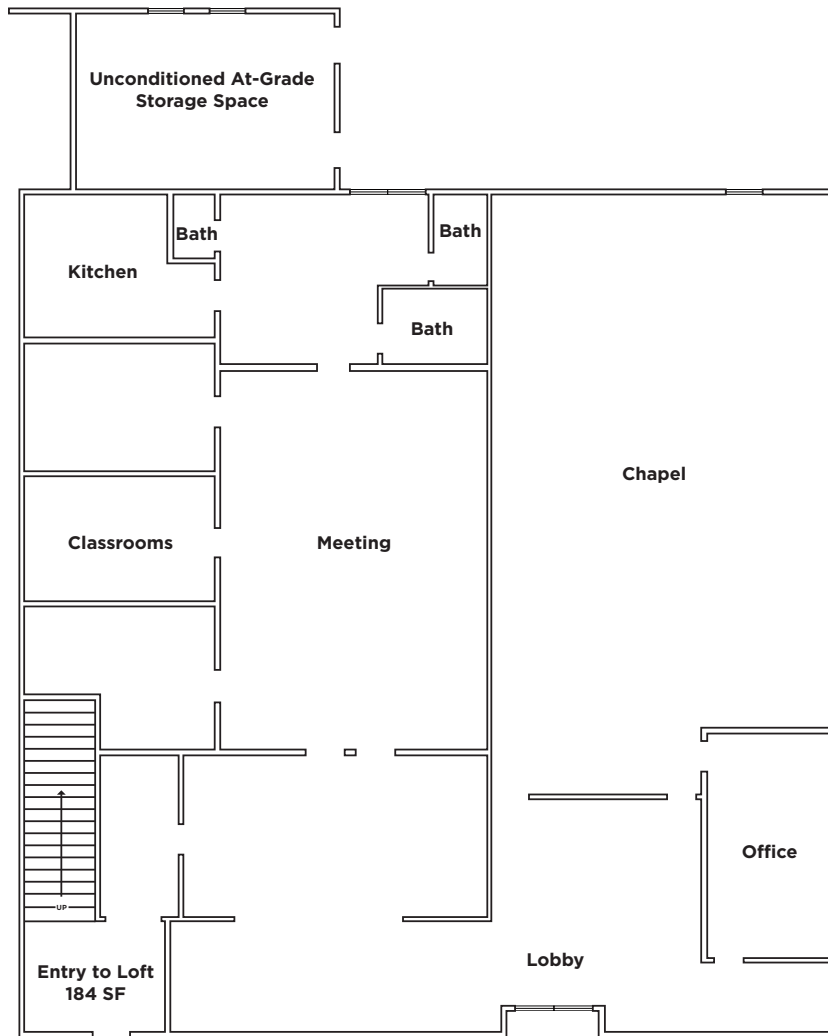
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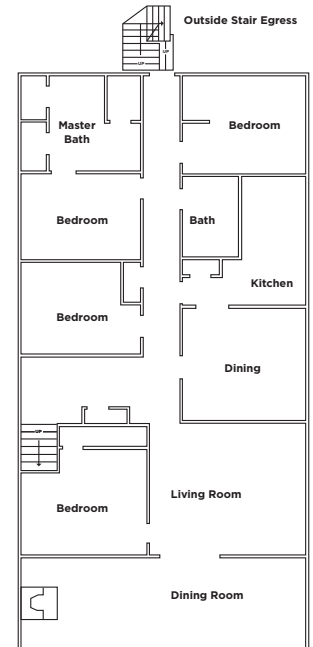


## FLOOR PLAN

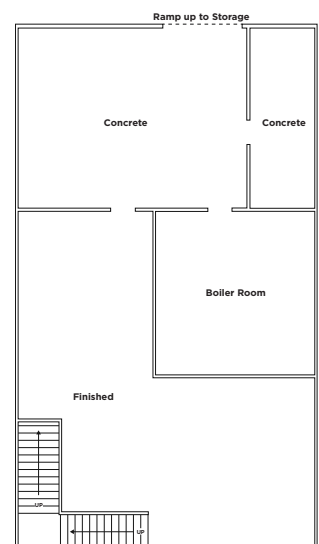
### MAIN LEVEL



### LOFT LEVEL



### BASEMENT





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# FORT COLLINS

**4TH LARGEST CITY  
in Colorado**

## ABOUT FORT COLLINS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: [choosecolorado.com](http://choosecolorado.com)

## KEY INDUSTRY CLUSTERS



## DEMOGRAPHIC HIGHLIGHTS

Fort Collins Region  
Source: Esri.



Total Population (2022)

**172,305**



Total Households

**69,210**



Per Capita Income

**\$42,195**



Median Age

**31.9**



Total Employees

**91,639**



Total Square Miles

**58.47**



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## Contact

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