

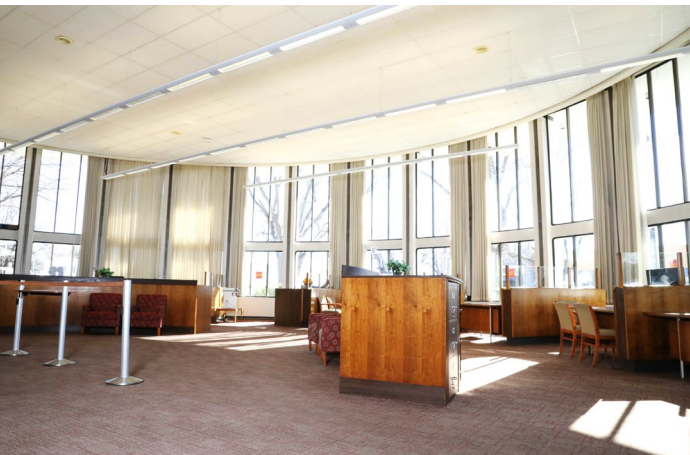
22,153 SF OFFICE BUILDING FOR SALE

123 E. KIOWA AVENUE, FORT MORGAN, CO 80701 | SALE PRICE: \$1,300,000

LOCATED NEXT TO MAIN STREET | SIGNATURE DOWNTOWN BUILDING



PROPERTY OVERVIEW



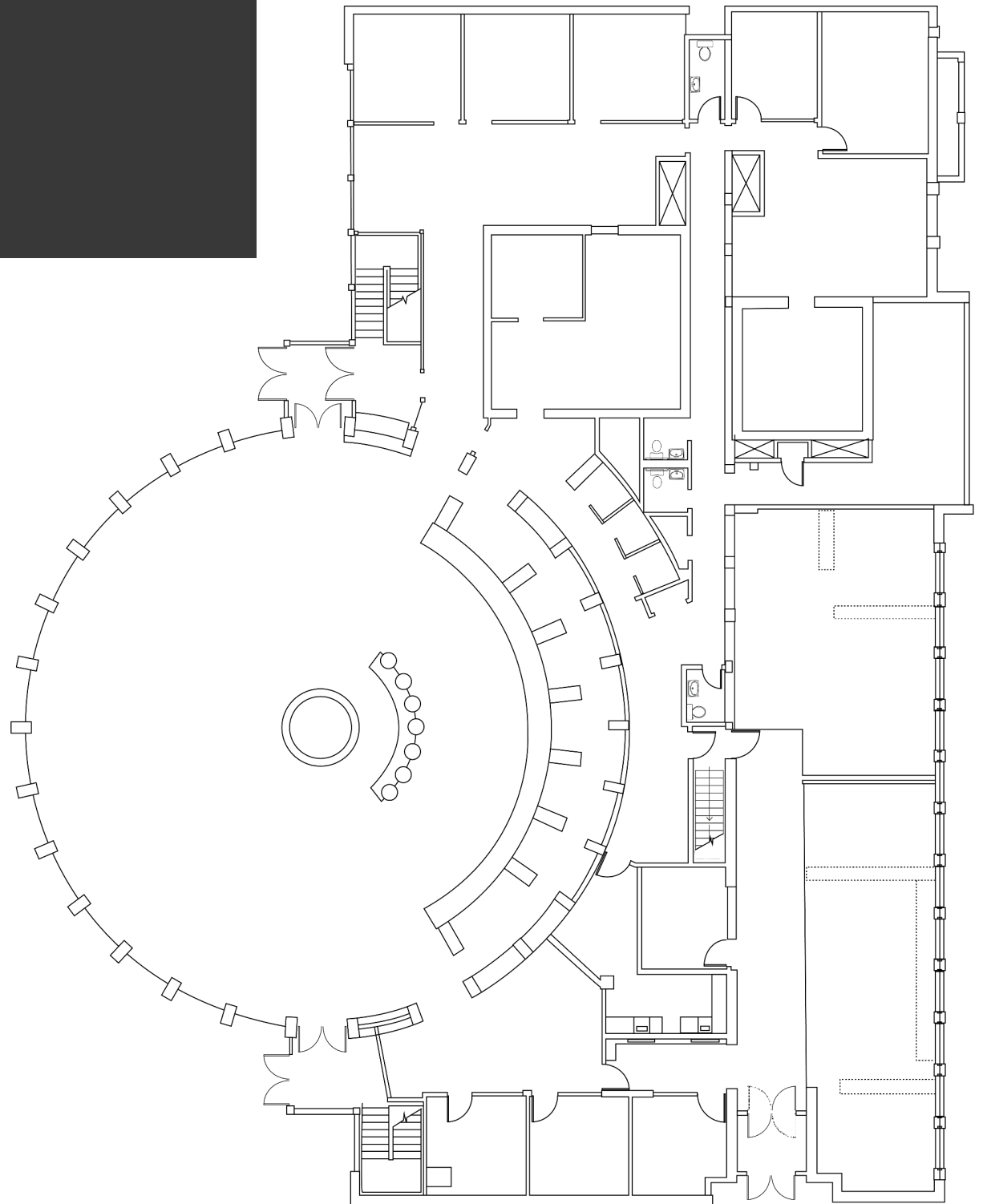
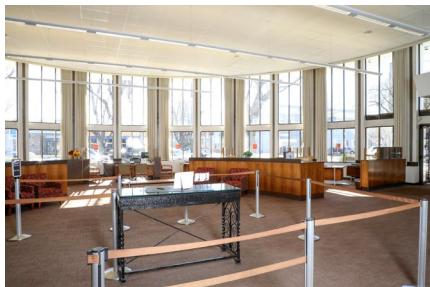
123 East Kiowa is a marquee stand-alone office building located in the heart of downtown Fort Morgan. This unique building has been a prominent staple in the community since 1965 and has served as a financial service building for Wells Fargo for over 50 years. Wells Fargo currently has a short-term lease remaining and the building will be available for a wide range of potential uses. The offering consists of two lots, one of which provides overflow parking for the building, which totals land of both parcels is just over one acre. The property is located in walking distance to nearby restaurants, retail, the community college, the Fort Morgan Museum, and Library Park.

BUILDING & PROPERTY FEATURES

Main Floor	12,081 SF
Basement	10,072 SF
Drive-Up	4 Lanes
Site Size	1.06 Acres
Zoning	B1-Mixed-Use
County	Morgan

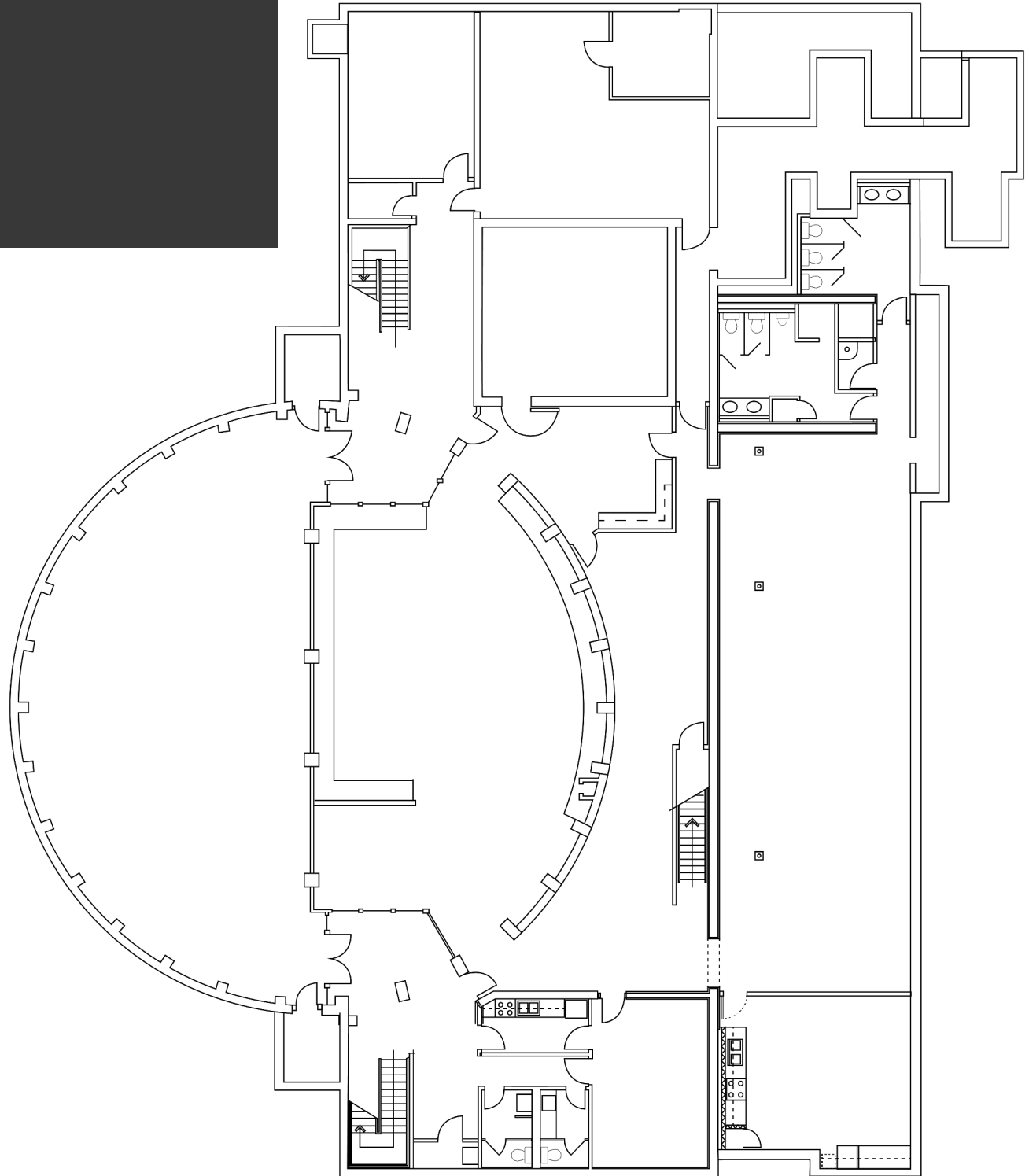
FLOOR PLAN

FIRST FLOOR



FLOOR PLAN

BASEMENT



AREA OVERVIEW



Fort Morgan: The City of Fort Morgan is a home-rule municipality of approximately 11,000 residents located on the Eastern Plains of Colorado, about 80 miles northeast of Denver. It is the county seat of Morgan County and a commercial, industrial, and recreational hub for Northeast Colorado.

The local economy is based in agriculture and related industries, including a Cargill meat-packing plant that employs 2,000 people, a Lepirino Foods cheese factory, a large Dairy Farmers of America milk-processing facility and Smirks, which is one of the largest processors of seeds in the world.

One unique aspect about Fort Morgan is that all utilities are municipally owned and operated, including electric, natural gas, water, wastewater, and sanitation. This not only assures residents of prompt local service and low utility rates but offers many more employment opportunities than most cities of similar size. Did you know the City of Fort Morgan has the lowest electricity rates for commercial and residential customers in Colorado? The City also manages its numerous parks and open spaces, a library/museum complex, a community swimming pool, the municipal golf course, a 40,000 square feet (sf) field house, and the municipal airport.

Source: cityoffortmorgan.com

FORT MORGAN



2023 Population 11,604



2023 Households (HH) 4,049



Avg. HH Income \$77,692



7,713 Employees

MORGAN COUNTY

2023 Population 29,284

2023 Households (HH) 10,671

Avg. HH Income \$66,029

13,068 Employees

Source: Esri



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