


DOWNTOWN
FORT COLLINS

Walmart 

MULTI-TENANT / OWNER USER OPPORTUNITY

SALE PRICE: \$4,000,000

1405 EAST OLIVE COURT

FORT COLLINS, COLORADO 80524



**CUSHMAN &
WAKEFIELD**

1405 EAST OLIVE COURT

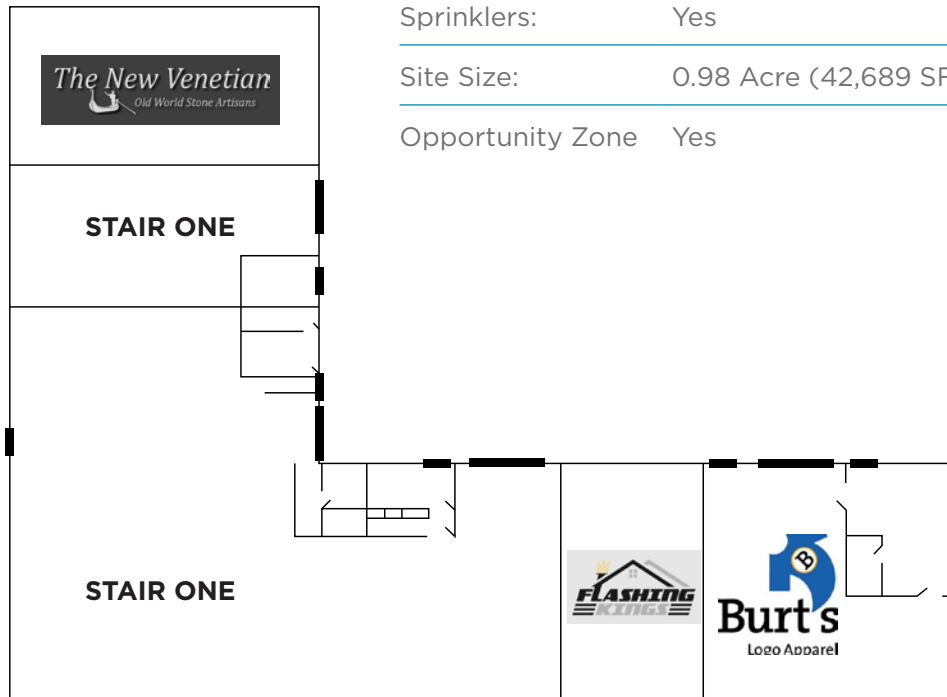
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Property Features

The seller of 1405 East Olive Court occupies approximately 9,000 SF within the building and is willing to lease back for up to 3 years. The remainder of the building is currently occupied by tenants that have shorter term leases, offering flexibility and upside for an owner/user and/or investor.

Building Size:	18,300 SF
Loading:	(13) 12' x 12' Overhead Doors
Clear Height:	16'
Parking:	30 Spaces (1.64 : 1,000 SF)
Construction:	Metal

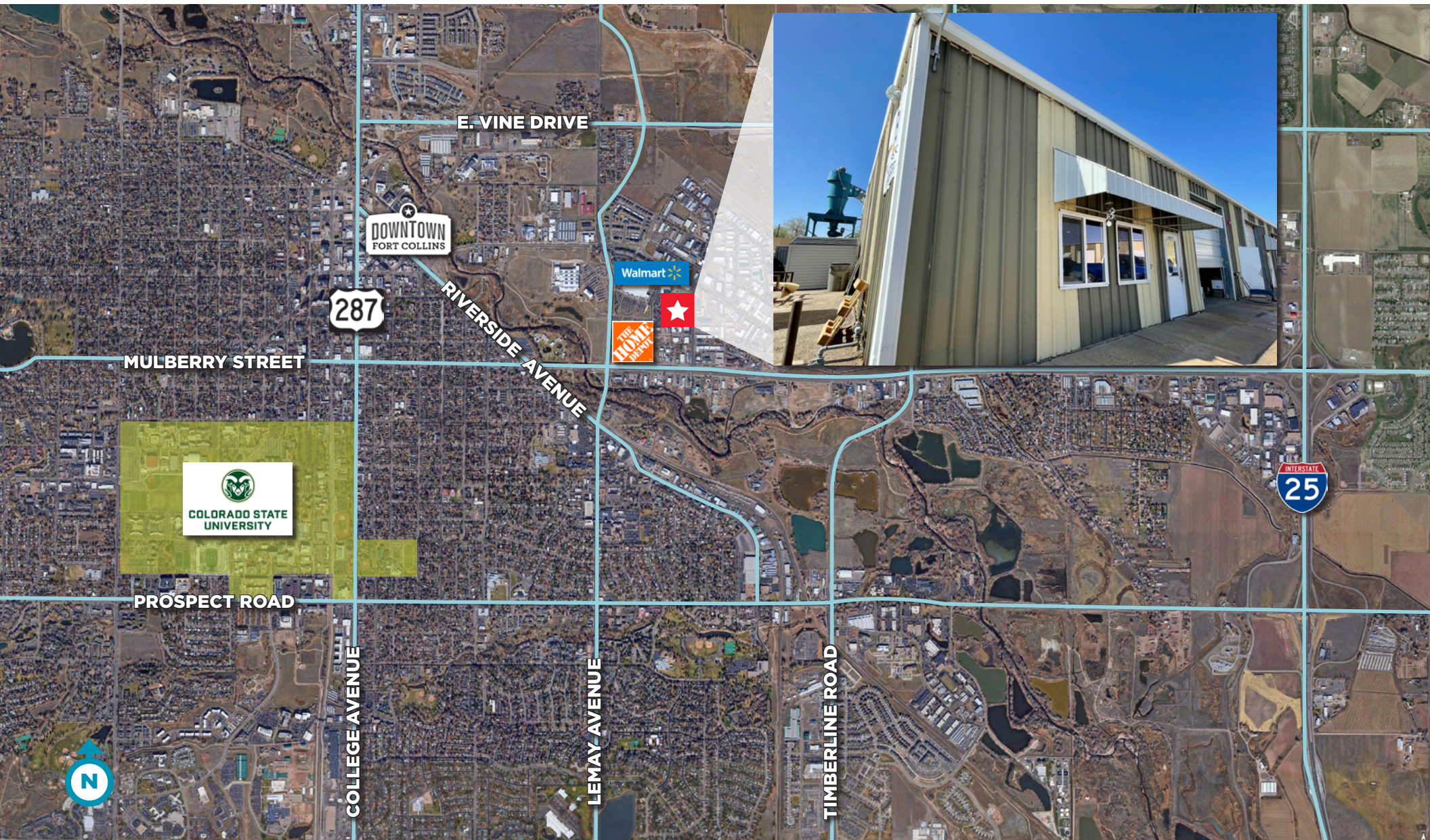
Floor Plan



Sprinklers:	Yes
Site Size:	0.98 Acre (42,689 SF)
Opportunity Zone	Yes



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FOR MORE INFORMATION, CONTACT:

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