

712 WHALERS WAY

UNIT B-1 | FORT COLLINS, COLORADO 80525

PRICE REDUCED**OFFICE CONDO FOR SALE**For Sale: ~~\$1,150,000~~ \$795,000

Office Condo located in a beautifully maintained office park near the intersection of Boardwalk Drive and Harmony Road with quick access to restaurants, retail, and I-25. This 3,450 SF space features high-end finishes, a large conference room, multiple offices and workstations, a lobby, reception, and bathrooms. This condo has prominent signage available and is exposed to heavy daytime vehicle traffic. Seller Carry Financing Available for Viable Buyers.

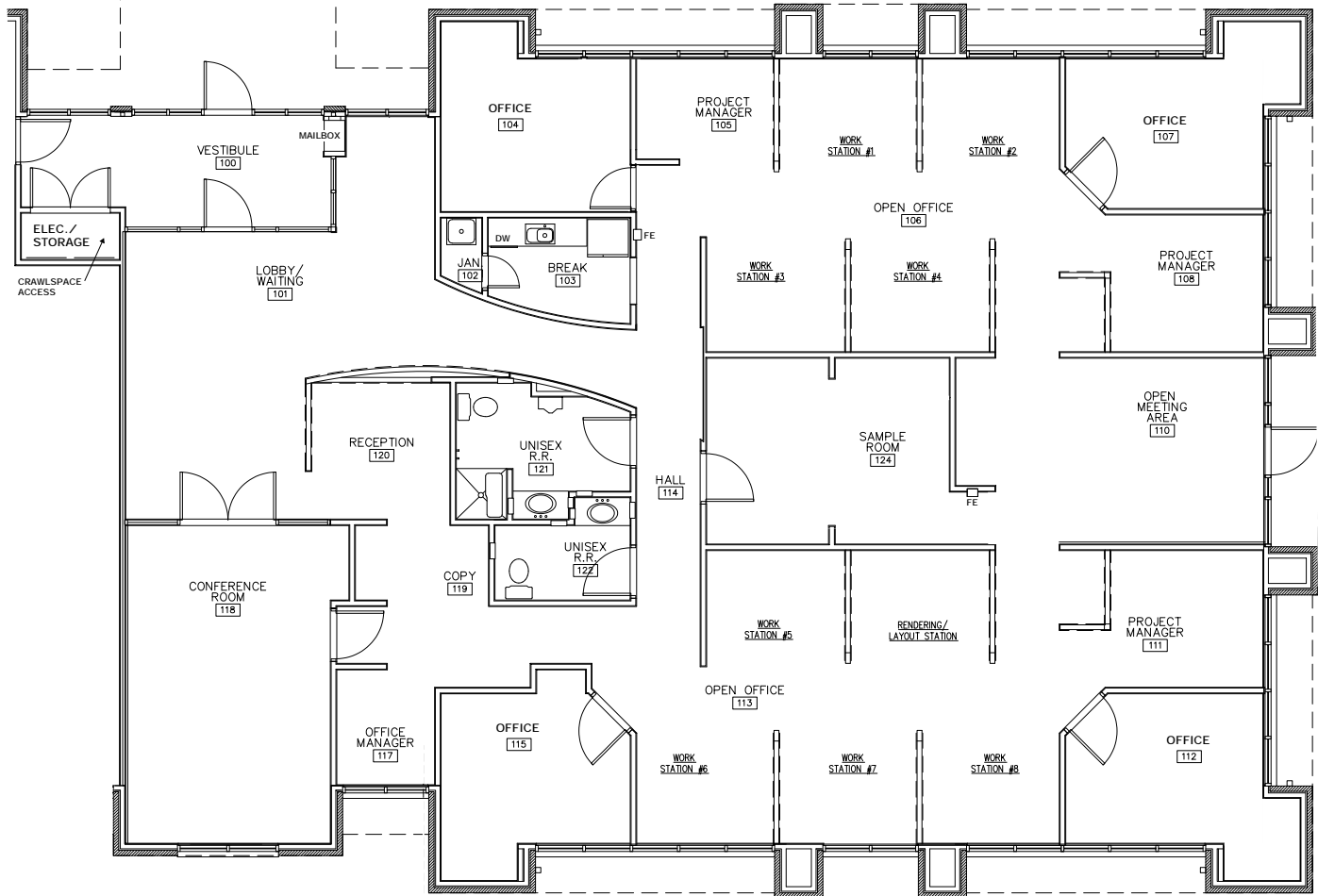
PROPERTY FEATURES

Building Size	3,450 SF
Year Built	2002
Renovations	Roof Replaced (2015) HVAC Replaced (2017)

PROPERTY HIGHLIGHTS

- High-end finishes
- Wheelchair accessible
- Ample Parking
- Excellent Location

FLOOR PLAN | UNIT B1



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DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	96,446	171,986	317,695
2022 Households (HH)	39,662	69,231	127,327
2022 Avg. HH Income	\$101,997	\$92,969	\$98,475

Source: CoStar, 2022



For more information, please contact:

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