



**6712**

S COLLEGE | UNIT 1

FORT COLLINS  
CO 80525

## FOR SALE OR LEASE Retail/Automotive Space

Sale Price: \$550,000 | Lease Rate: \$13.06/SF NNN | NNN Expenses: \$7.06/SF



**CUSHMAN &  
WAKEFIELD**





**// AVAILABLE MAY 1, 2025**

## PROPERTY DETAILS

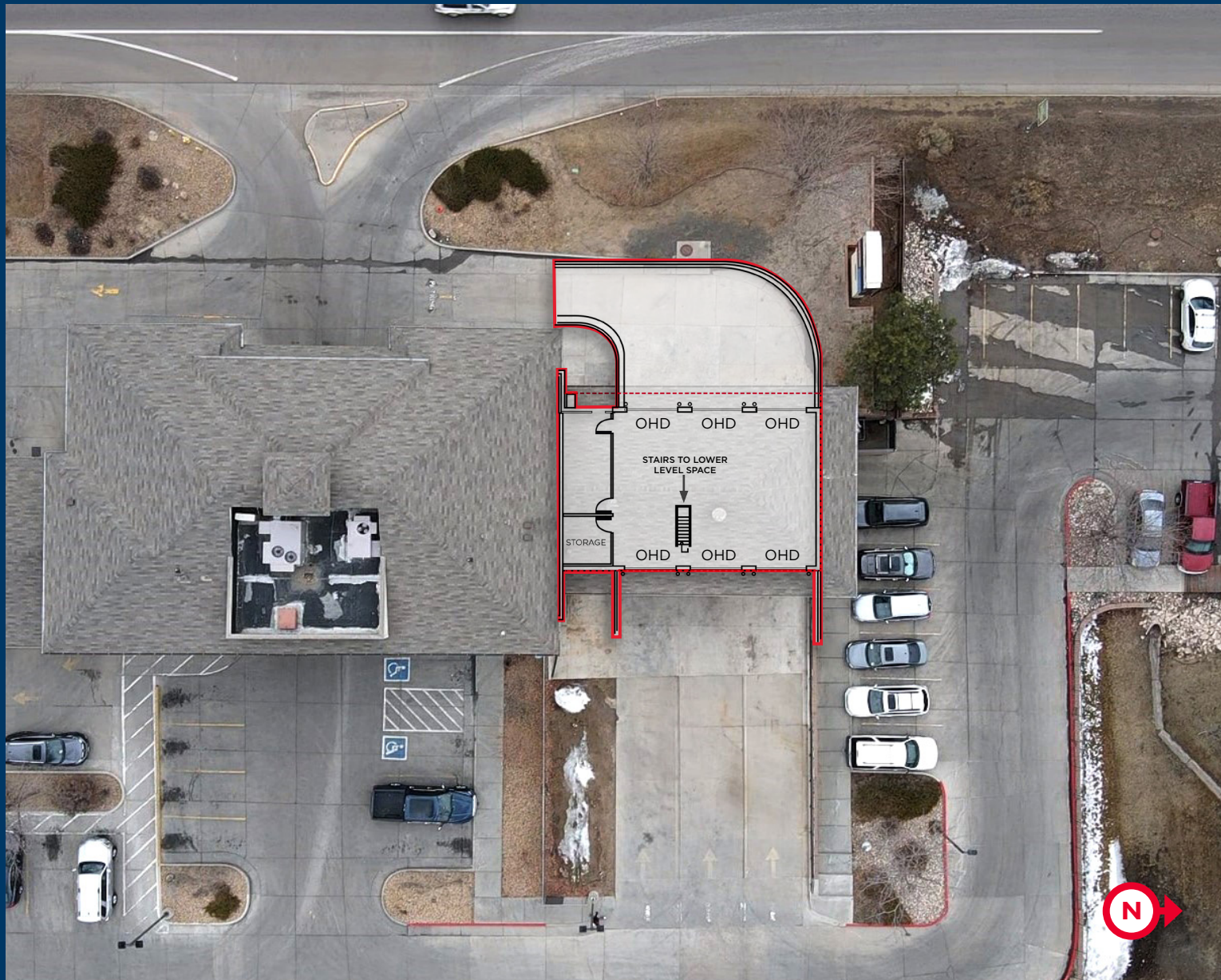
Building Size	11,160 SF
Available Size	Unit 1: 2,987 SF + 500 SF Mezzanine
Year Built	2005
Loading	(4) 10' x 12' OHDs (Two (2) Drive-Thru Bays) (2) 10' x 14' OHDs (One (1) Drive-Thru Bay)
Signage	Building & Monument
HVAC	Fully HVAC
Zoning	<u>C-G — General Commercial</u>

## PROPERTY FEATURES

- 3-bay drive through shop, ideal for automotive user
- Includes waiting area and front office space
- LED monument signage visible from highly trafficked College Avenue
- Staircase can be relocated – contact brokers for additional information
- Ample parking available on site
- Ideal location on College Avenue south of Trilby Road accessible by Fort Collins and Loveland residents



# // PROPERTY FLOORPLAN





# // GALLERY







## CONTACTS:

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**OVER \$64M SPENT ON  
AUTO MAINTENANCE & REPAIRS  
WITHIN 5 MILES**

CoStar 2025