



OFFICE FOR SALE OR LEASE

**1236 E. ELIZABETH STREET**  
**FORT COLLINS, CO 80524**





# PROPERTY HIGHLIGHTS

1236 E. ELIZABETH STREET, FORT COLLINS, CO 80524

1236 E Elizabeth Street offers a prime location in the heart of Fort Collins, just minutes from both I-25 and the vibrant energy of Old Town. This versatile property spans two stories with a fully finished basement, providing ample space for a variety of uses. Whether you're looking to purchase or lease, this property presents a rare opportunity in a sought-after area. With its convenient access, high visibility, and flexible layout, 1236 E Elizabeth is an ideal choice for businesses, investors, or anyone seeking a standout location in Northern Colorado.

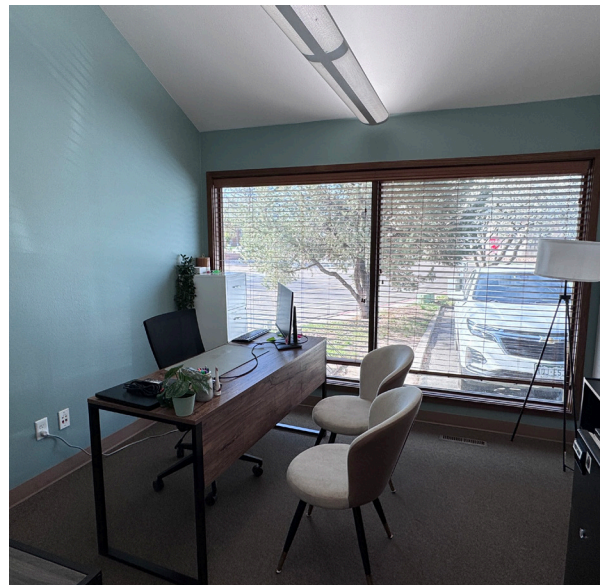
Sale Price:	\$1,300,000
Lease Rate:	\$8,500/Month (Modified Gross)
Building:	8,423 SF
First Floor:	4,106 SF
Second Floor:	324 SF
Basement:	3,993 SF
YOC:	1987
Year Renovated:	2019
Parking:	Paved private lot
Zoning:	Employment District City of Fort Collins

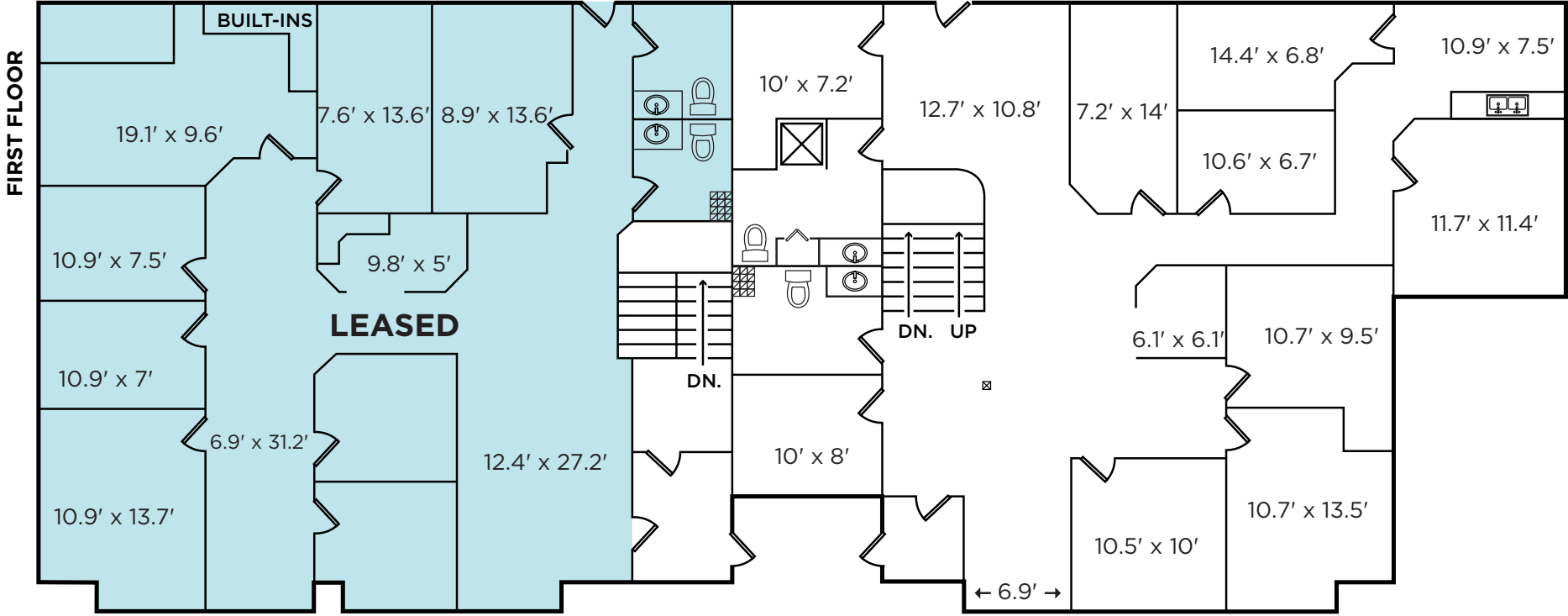




# PROPERTY PHOTOS

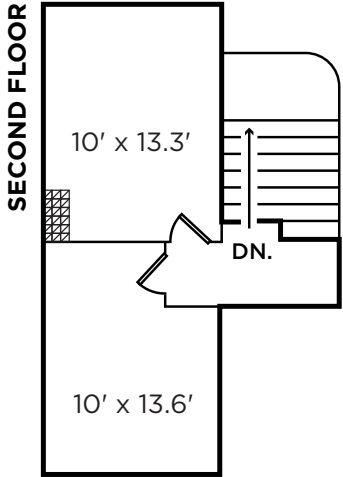
1236 E. ELIZABETH STREET, FORT COLLINS, CO 80524



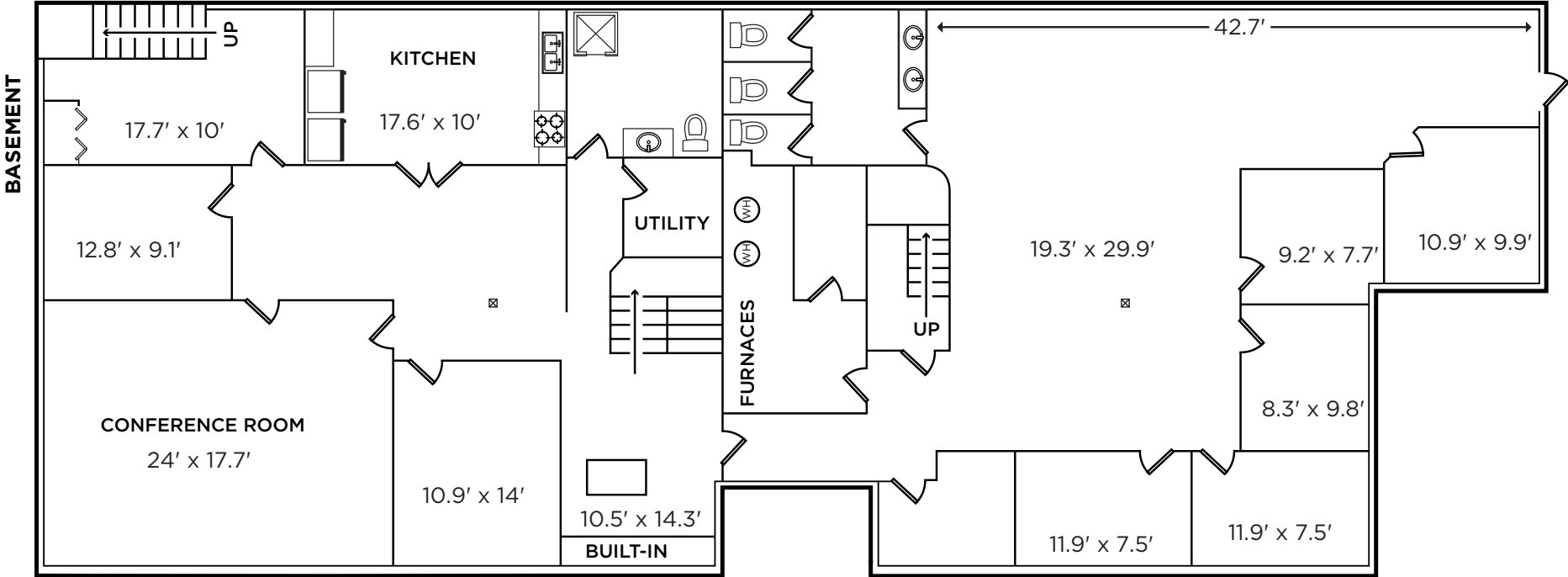


**FLOOR PLAN DETAILS**

First Floor:	4,106 SF
Second Floor:	324 SF
<b>Total Building:</b>	<b>8,423 SF</b>



FIRST AND  
SECOND STORY  
**FLOOR PLAN**



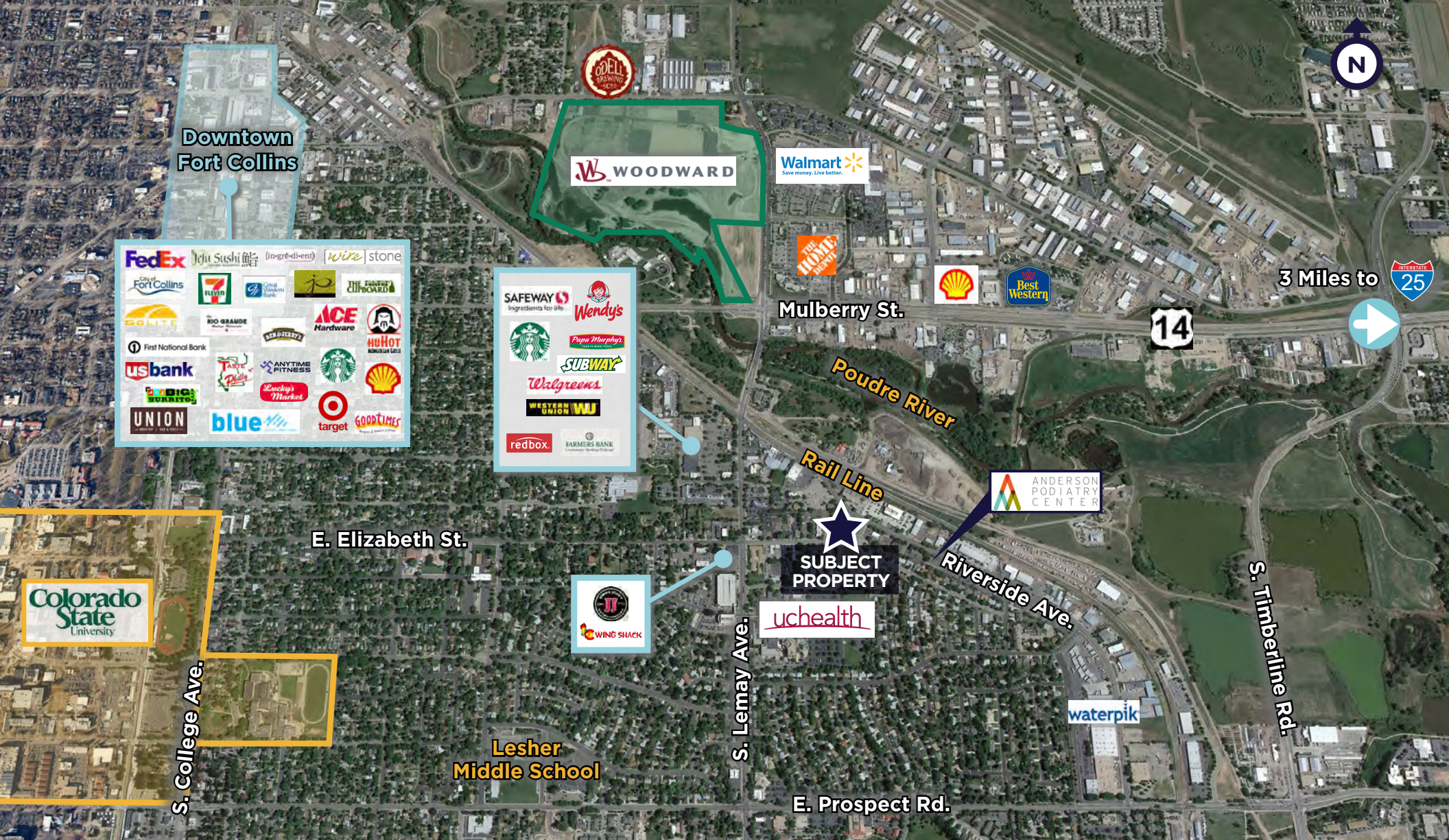
**FLOOR PLAN DETAILS**

Basement: 3,993 SF

**Total Building: 8,423 SF**

**BASEMENT  
FLOOR PLAN**





## CONTACT INFORMATION

### NATE HECKEL

Managing Director

+1 970 267 7724

nate.heckel@cushwake.com

### TY MASHEK

Senior Associate

+1 303 525 3125

ty.mashek@cushwake.com

772 Whalers Way, Suite 200,

Fort Collins, CO 80525

+1 970 776 3900

[cushmanwakefield.com](http://cushmanwakefield.com)

