

324

S HOWES STREET

320

S HOWES STREET

226

W MAGNOLIA STREET

FORT COLLINS, CO 80521

FOR SALE

324 S HOWES STREET | \$1,655,800

320 S HOWES STREET | \$235,500

226 W MAGNOLIA STREET | \$645,000



 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

324 S HOWES STREET | \$1,655,800
3,744 SF | Built in 1906 | 6 Units

Located in the heart of Old Town Fort Collins, 324 S Howes is a charming and well-maintained six-unit multifamily residence built in 1906. This historic 6-plex offers:

- 6 bedrooms and 6 bathrooms across 3,744 SF of living space
- A prime corner lot at South Howes and West Magnolia, just blocks from College Avenue and the Mason Street Corridor
- Zoned for multi-unit residential use, ideal for investors seeking steady rental income in a high-demand area
- Partially updated interiors while retaining vintage character

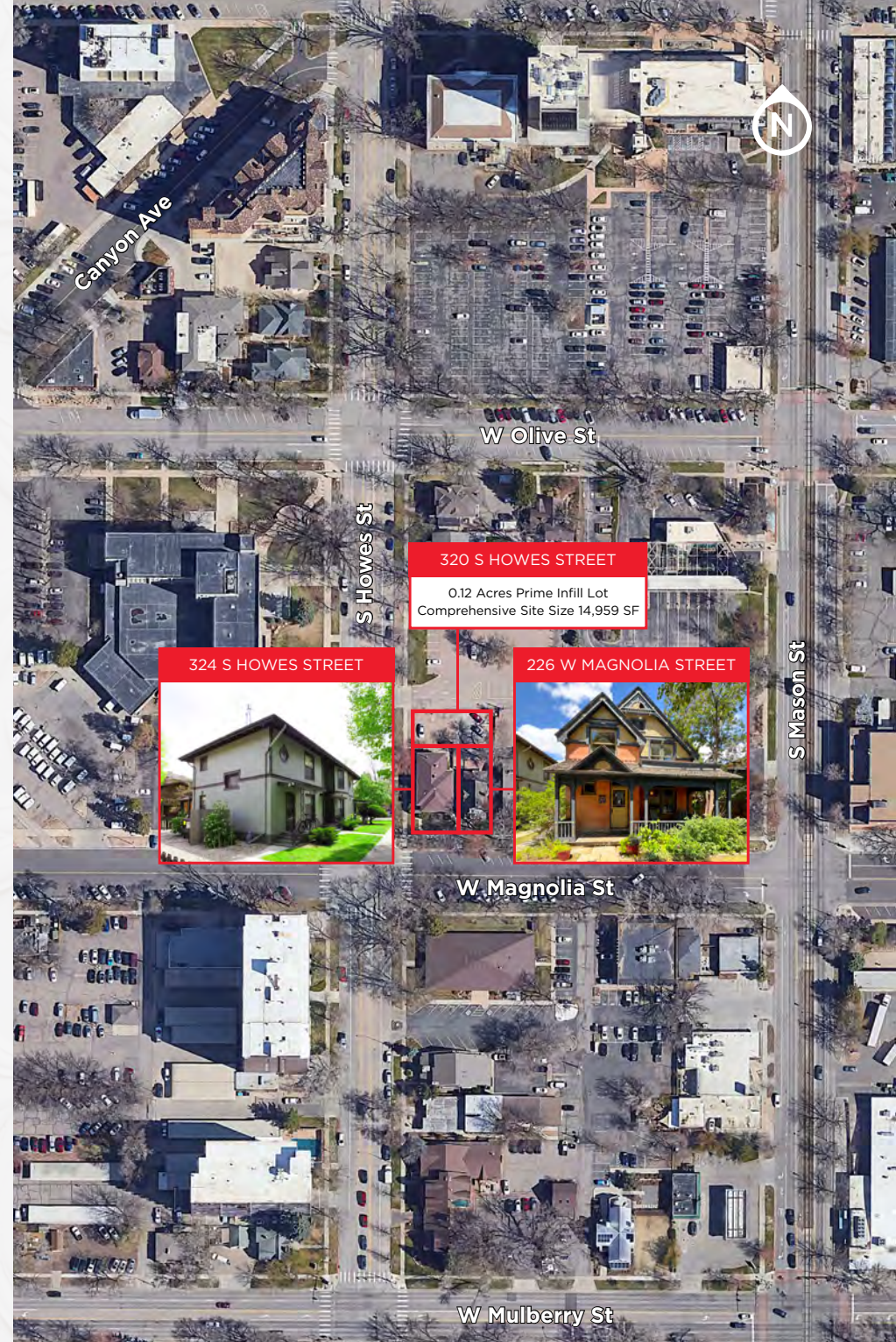
320 S HOWES STREET | \$235,500
5,265 SF

- Future development site or additional parking—0.12 acres
- Development opportunity in Downtown Fort Collins
- Prime infill lot

226 W MAGNOLIA STREET | \$645,000
1,910 SF | Built in 1985

The Montezuma Fuller Property is a Queen Anne-style architectural masterpiece. Fuller is regarded as a prominent American architect from 1858 to 1925, with much of his work in the Fort Collins area. The structure has been maintained by its three owners, preserving its integrity, which includes its original woodwork, pocket doors, builtins, and art ledges. The property is located in downtown Fort Collins in the Canyon Avenue sub-district, providing for multiple uses. The configuration offers six offices, a conference room, a reception area, ample storage, and two stairways. The building is listed on the National Historic Registry.

- 1,910 SF Building
- Downtown (D) District Zoning



RENT ROLL

324 S HOWES STREET

Estimated Income

Apartment	Furnished?	Gross Monthly Income	Est. Annual Income	Lease Expiration	SF	Type
Unit 1	No	\$1,600.00	\$19,200.00	12/16/2025	750	1BD/1BA
Unit 2	Yes	\$1,350.00	\$16,200.00	12/31/2025	500	Studio
Unit 3	Yes	\$1,700.00	\$20,400.00	M-2-M	750	1BD/1BA
Unit 4	Yes	\$1,700.00	\$20,400.00	11/30/2025	750	1BD/1BA
Unit 5	Yes	\$3,020.00	\$36,240.00	-	750	1BD/1BA
Unit 6	Yes	\$2,658.00	\$31,896.00	-	500	Studio
Total:		\$12,028.00	\$144,336.00		4,000	

Estimated Operating Expense Annual

Taxes	\$10,595.00
Insurance	\$13,744.81
Repairs and Maintenance	\$8,249.80
Management	\$11,976.95
5% Vacancy Factor	\$7,216.80
Total:	\$51,783.36

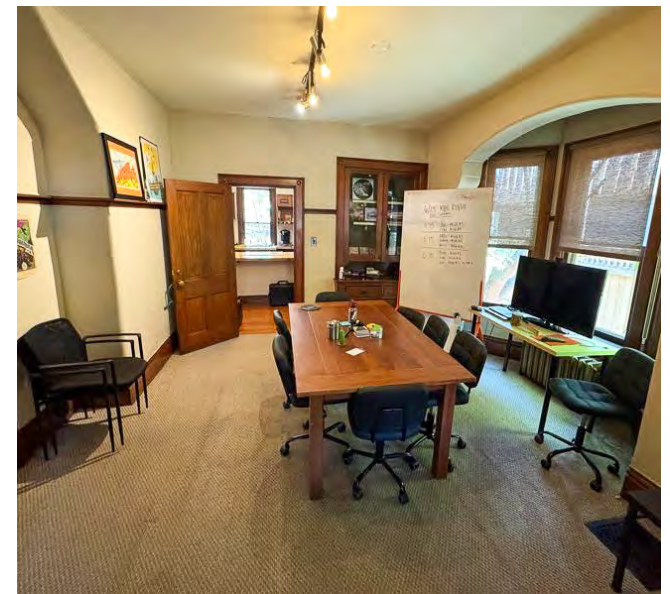
PROPERTY PHOTOS

324 S HOWES STREET



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FOR MORE INFORMATION, PLEASE CONTACT

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