

226

W MAGNOLIA STREET

320

S HOWES STREET

FORT COLLINS, CO 80521



FOR SALE OR LEASE | 1895 QUEEN ANNE STYLE MASTERPIECE



PROPERTY OVERVIEW

226 W MAGNOLIA STREET

~~\$700,000~~ \$645,000

LEASE OPTION: \$18.00/SF NNN

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, built-ins, 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

320 S HOWES STREET

~~\$300,000~~ \$235,500

- Future Development Site or Additional Parking—0.12 Acres
- Development Opportunity in Downtown Fort Collins
- Prime Infill Lot



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FOR MORE INFORMATION, PLEASE CONTACT

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2024 DEMOGRAPHICS

	2 MILES	5 MILES	5 MILES
2024 POPULATION (POP.)	56,038	161,655	245,224
2029 POP. PROJECTION	59,560	170,871	260,656
2024 HOUSEHOLDS (HH)	21,873	66,037	96,977
AVG. HH INCOME	\$70,774	\$93,617	\$107,050