

FOR SALE

1520 E. MULBERRY STREET

Fort Collins, CO 80524



Owner/User or
Investment Office
For Sale



Sale Price: \$2,250,000 | 16,210 SF (\$139/SF)

PROPERTY DETAILS

1520 East Mulberry Street is a prime office investment or owner/user opportunity in Fort Collins. Located less than 1.5 miles from Highway 287 and 2.5 miles from I-25, this highly visible property sees 38,320 vehicles per day. Almost 40% of the building is currently leased and generates \$106,473 of annual gross rental income. The remaining 10,126 SF is ideal for an office user but could accommodate medical or retail uses.

Building Size: 16,210 SF

Available Size: 10,126 SF

Leased Size: 6,084 SF

Occupancy: 38%

Gross Rental Income: \$106,473 / Year

Year Built / Remodeled: 1974 / 2014

Tenancy: Multi

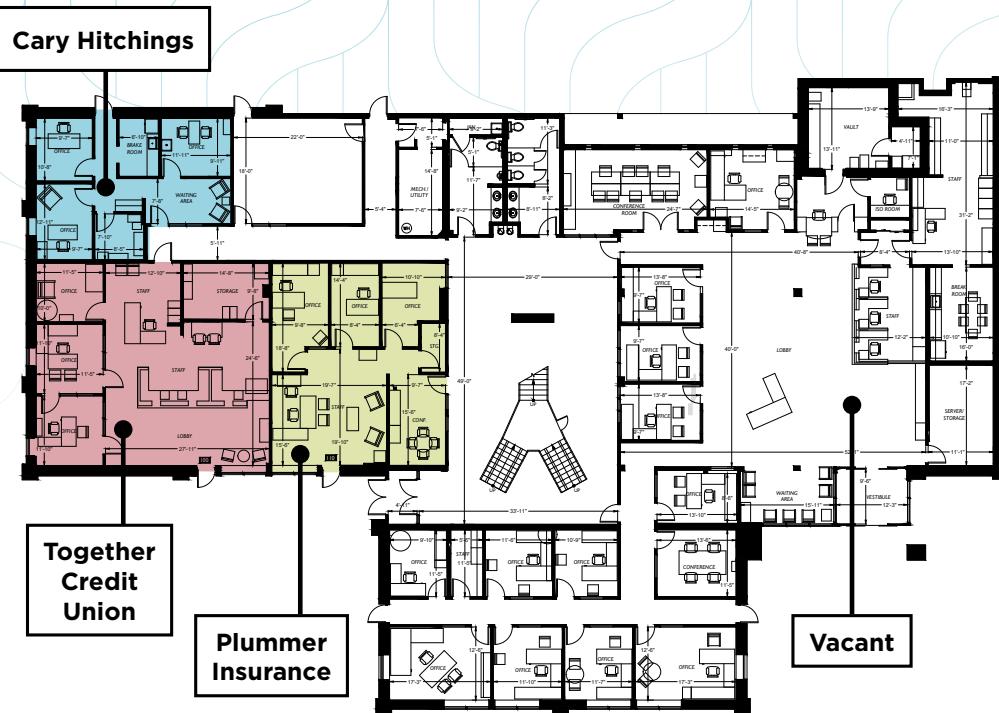
Land Size: 1.62 Acres

Taxes (2023): \$6.41/SF

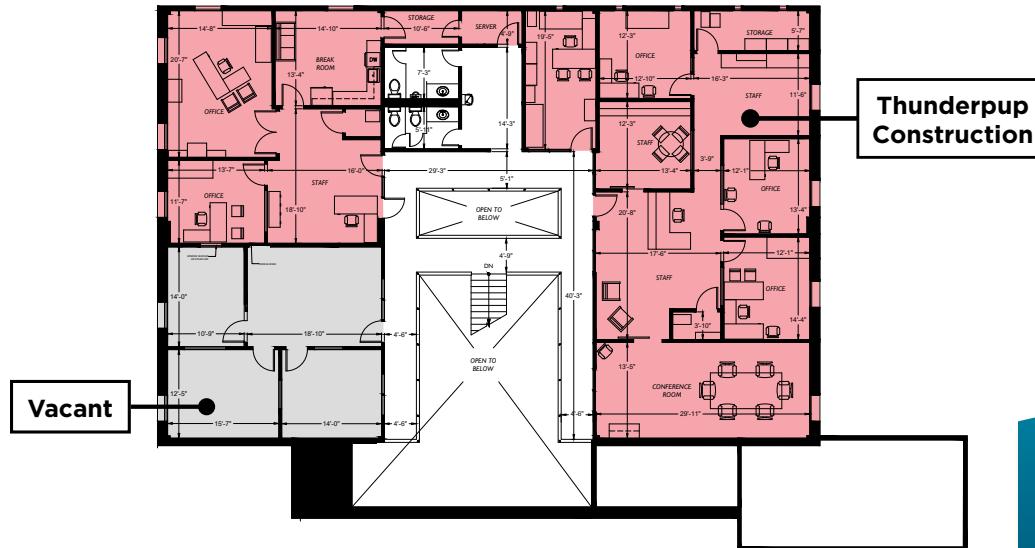


FLOOR PLANS

1ST FLOOR



2ND FLOOR





GALLERY

1520 E. MULBERRY STREET
FORT COLLINS, CO 80524



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 CUSHMAN & WAKEFIELD

LOCATION



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