

**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

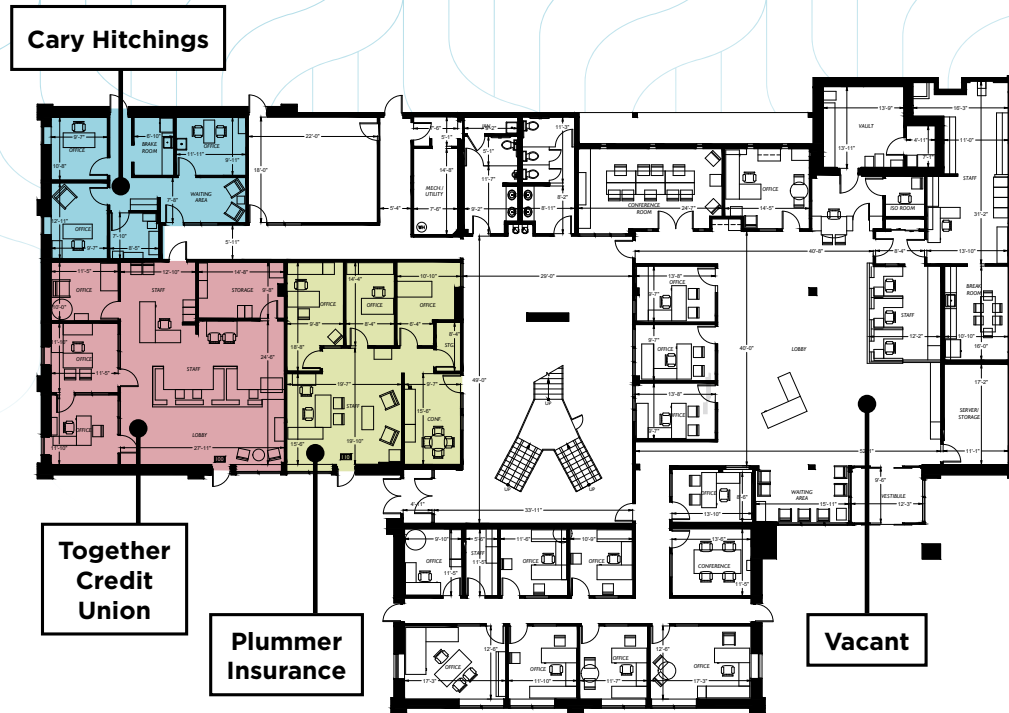
1520 East Mulberry Street is a prime office investment or owner/user opportunity in Fort Collins. Located less than 1.5 miles from Highway 287 and 2.5 miles from I-25, this highly visible property sees 38,320 vehicles per day. Almost 40% of the building is currently leased and generates \$106,473 of 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

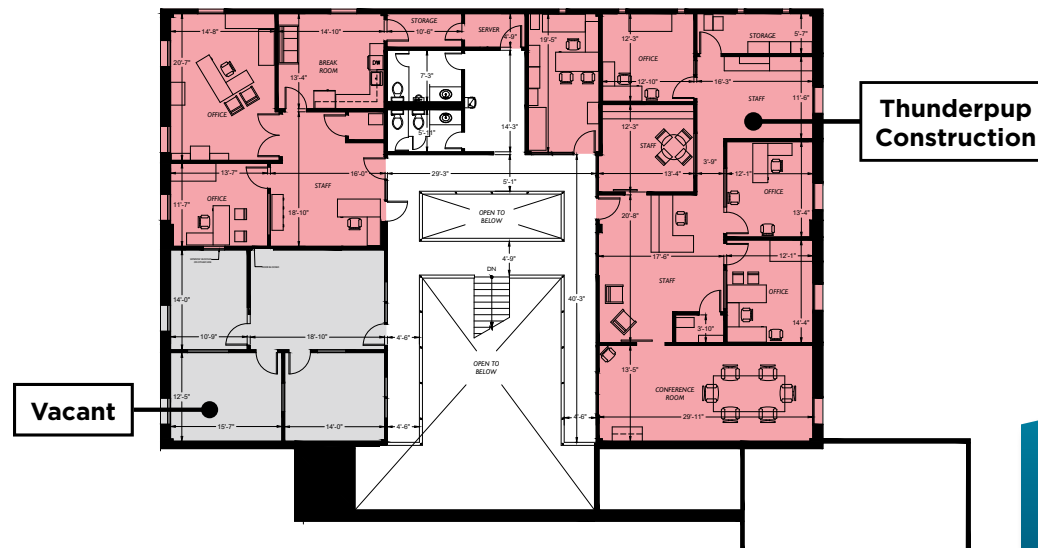


# FLOOR PLANS

## 1<sup>ST</sup> FLOOR



## 2<sup>ND</sup> FLOOR





# GALLERY

1520 E. MULBERRY STREET  
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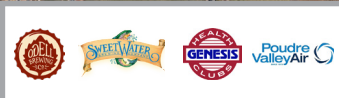




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# LOCATION

CUSHMAN &  
WAKEFIELD



**MOSAIC  
DEVELOPMENT**  
530 UNITS

E. Vine Dr.

Downtown Fort Collins



N. Lemay Ave.



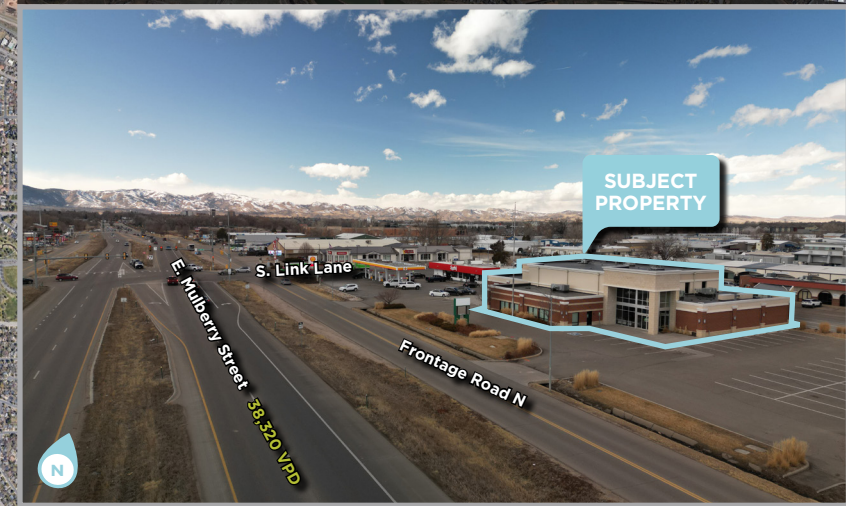
**SUBJECT  
PROPERTY**

**BLOOM  
DEVELOPMENT**  
±1,600-2,000 DU'S  
(PLANNED)

E. Mulberry St.



S. College Ave.





# CONTACT INFORMATION

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