

1101 ACADEMY CT 5

FORT COLLINS, CO 80524

FOR SALE OR LEASE (OPTION TO PURCHASE)



SALE PRICE: \$1,363,050 (\$225/SF)

LEASE RATE: \$11.95/SF NNN | NNN EXPENSES: \$6.84

PROPERTY PROFILE



6,058 SF
CONDO SF



2000
YEAR BUILT



1 - 14'X14'
OHDS



50 X 50
OFFICE/SHOWROOM DIMENSIONS



75 X 50
WAREHOUSE DIMENSIONS



I - INDUSTRIAL DISTRICT
ZONING - TOWN OF FORT COLLINS



120/208V 3 PHASE
225 AMP X2
POWER



FULL HVAC
OFFICE/SHOWROOM CLIMATE



GAS HEATERS
WAREHOUSE CLIMATE



FLOOR DRAINS



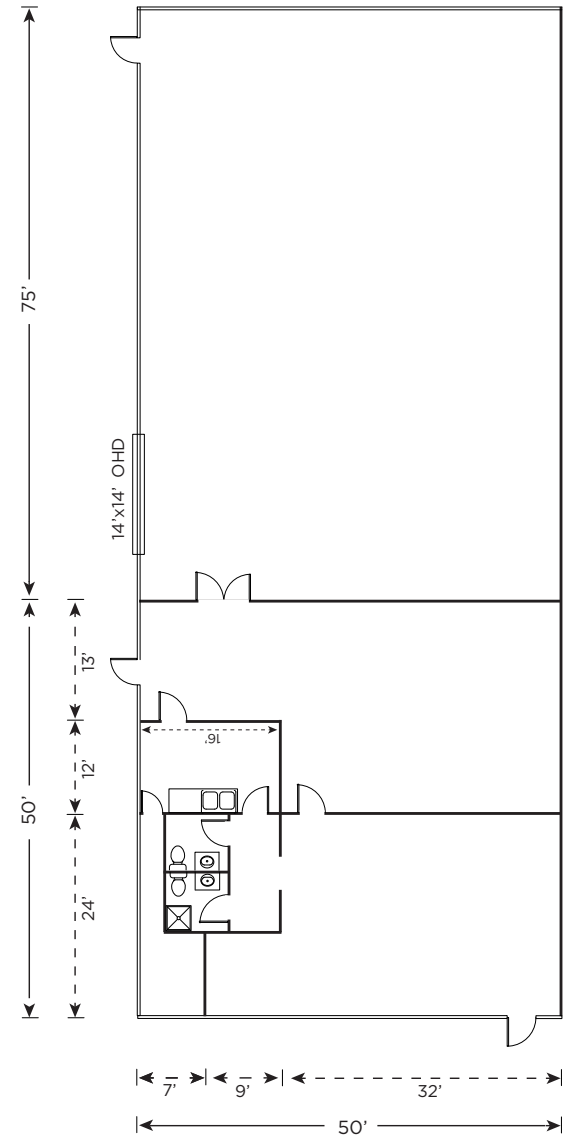
H-3 ROOM
CAN STORE
FLAMMABLE LIQUIDS



**UPGRADED
SPRINKLER SYSTEM**



PROPERTY FLOOR PLAN



PROPERTY PHOTOS



LOCATION MAP



DEMOGRAPHICS



172,581
2024 POPULATION



70,117
2024 HOUSEHOLDS (HH)



\$115,235
AVERAGE
HH INCOME



7,132
BUSINESSES

Source: ESRI

1101 Academy Ct 5

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