

OFFICE CONDOS AVAILABLE FOR SALE

1927

WILMINGTON DRIVE
FORT COLLINS, CO 80528
INVESTMENT OPPORTUNITY

PRICE REDUCED



PROPERTY OVERVIEW

This "Class A" office facility features high end Colorado style finishes including large windows, vaulted ceilings, a slate floor entry and lobby area. Other amenities include common area restrooms and an elevator as well as monument signage. Located in the Harmony Village Office Park, this property has ample parking and is in close proximity to multiple business services and eating establishments.

AVAILABLE FOR SALE

UNIT 102 | 3,171 SF

Available for Sale

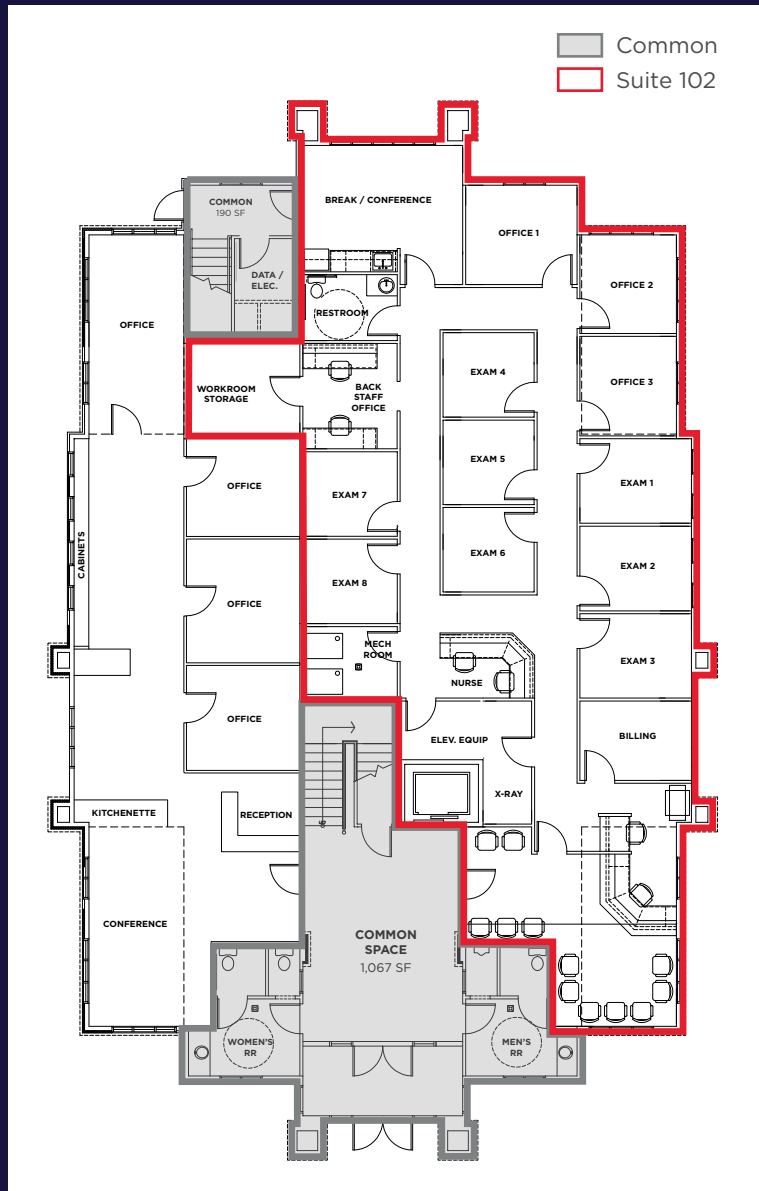
Sale: ~~\$1,004,301.00~~ \$935,445.00

~~\$317/SF~~ \$295/SF

NOI: \$70,301.07 | Cap Rate: 7.5%



// FLOORPLAN



INVESTMENT & OWNER/USER HIGHLIGHTS

Building Size 9,600 SF

Year Built 2006

Available Unit Unit 102: 3,171 SF

Use Office

Pricing
Unit 102:
 Investment Opportunity
 Sale: ~~\$1,004,301.00~~ **\$935,445.00**
 NOI: \$70,301.07
 Cap Rate: 7.5%
 Tenant: Save Your Sole Foot & Ankle Specialists
 Lease Through: 12/31/2027*
 *2-year lease with an option to renew for 1 year

HOA Yes

Suite 102 Features Conference Room, Reception, Four Offices, and Eight Exam Rooms

// GALLERY

Suite 102



Lobby



Suite 102



Suite 102



Suite 102





1927 WILMINGTON DRIVE

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population	40,736	156,862	344,878
2029 Pop. Projection	42,842	156,862	344,878
2024 Households (HH)	16,624	61,752	137,155
Avg. HH Income	\$126,506	\$111,566	\$107,864

CONTACT INFO

Aki Palmer
 Executive Managing Director
 Direct: +1 970 267 7727
 aki.palmer@cushwake.com

Cole VanMeveren
 Senior Director
 Direct: +1 970 219 3802
 cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200
 Fort Collins, CO 80525
 +1 970 776 3900
 cushmanwakefield.com



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