



OLD TOWN FORT COLLINS OWNER/USER INVESTMENT AVAILABLE FOR SALE | 9,560 SF
COMEDY FORT LEASED 1ST FLOOR W/NEW 5 YEAR NNN LEASE | PURCHASE PRICE \$2,250,000

PROPERTY OVERVIEW

167 N. College Ave. offers a rare opportunity for an owner/user or investor to secure a well-located commercial property in the heart of Old Town Fort Collins. Positioned along North College Avenue, the property benefits from consistent visibility, strong traffic counts, and proximity to the city's most established retail, dining, and cultural destinations.



167 North College Avenue

Fort Collins, Colorado 80524

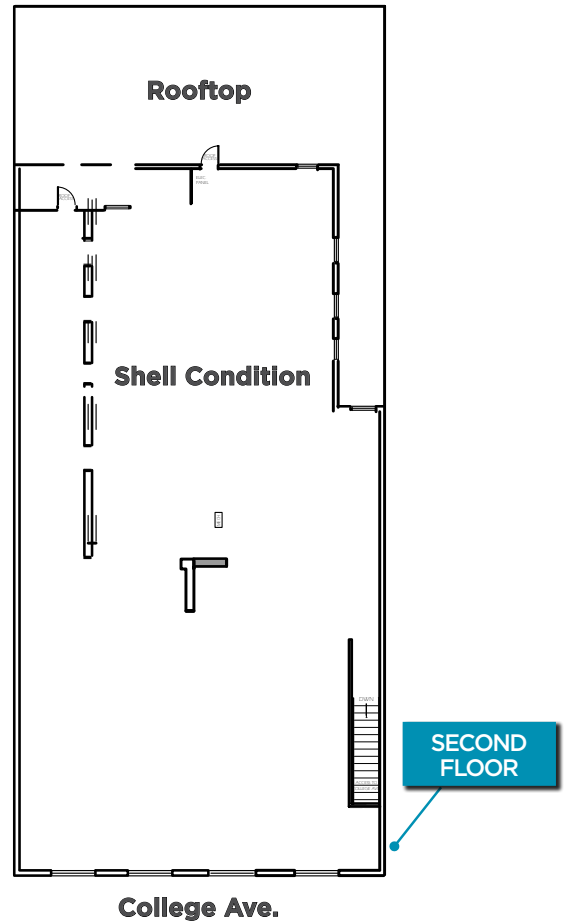


1ST FLOOR - 5,546 SF

Comedy Fort has executed a new 5-year NNN lease, providing secure long-term income.

2ND FLOOR - 4,014 SF

Available



Demographics	CoStar, 2025		
	1 Mile	3 Miles	5 Miles
2025 Population	13,420	93,838	161,323
2030 Population	13,696	96,087	165,003
2025 Households (HH)	5,731	38,052	66,400
Average HH Income	\$101,325	\$95,367	\$107,984

For more information, please contact:

AKI PALMER
Executive Managing Director
+1 720 299 8733
aki.palmer@cushwake.com

JIM PALMER
Director/Principal
+1 970 212 0901
jpalmer@palmerpropertiesco.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com