

AVAILABLE FOR SALE

UNIT 3120

1136 E. STUART STREET, FORT COLLINS, CO 80525



UNIT 3120 | 1,240 SF
PRICE: \$405,000



PROPERTY SUMMARY

This office features an open-concept floor plan and has large windows that provide abundant natural light, creating a bright and welcoming atmosphere throughout the unit. The property's convenient location offers close proximity to shopping, dining, parks, and major commuting routes, as well as easy access to Colorado State University and Old Town Fort Collins.

PROPERTY HIGHLIGHTS

- Investment or Owner User Opportunity
- 1,240 SF Medical Office Condo
- Unfinished Basement/Secure Storage
- Lease Expires 12/27/2028, NNN Lease, 3% annual escalations
- NOI \$32,400
- 8% cap rate

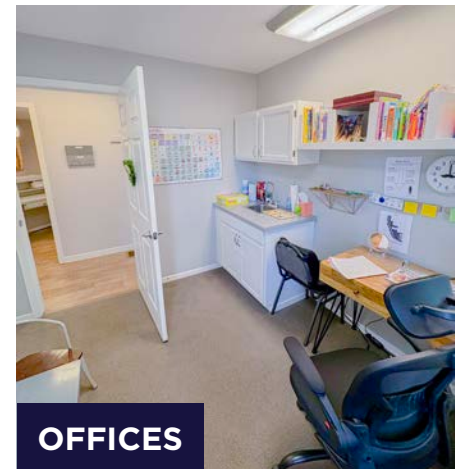




RECEPTION AREA



KITCHEN/BREAK ROOM



OFFICES

INTERIOR PHOTOS

DEMOGRAPHICS



POPULATION (2025)

1 MILE	3 MILES	5 MILES
12,502	102,909	185,171



MEDIAN AGE (2025)

1 MILE	3 MILES	5 MILES
35.3	30.3	33.4



MEDIAN HOUSEHOLD INCOME (2025)

1 MILE	3 MILES	5 MILES
\$78,635	\$72,966	\$83,724



For more information, please contact:

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