

FOR SALE

PRIME COMMERCIAL LOCATION



NORTHERN COLORADO REDEVELOPMENT OPPORTUNITY!

**3317-3441 East Mulberry Street
Fort Collins, Colorado 80224**



Overview:

Three parcels totaling 4.48 acres located on the southeast corner of East Mulberry Street and Greenfields Court, approximately ½ mile East of I-25 on the frontage road adjacent to Colorado Highway 14. This corner is a signalized intersection and offers great access and visibility with approximately 385 feet of frontage along one of the major arterials in the Fort Collins area. With a daily traffic count of approximately 35,000 vehicles per day and a large business sign included with the property, this commercially zoned site offers tremendous opportunities for redevelopment.

Available: 4.48 Acre Site

Improvements: 2,016 SF Office Building
960 SF Storage Site Shed
1,412 SF Single Family Home

Location: I-25 at Colorado Highway 14
Larimer County

Zoning: C-Commercial

Sale Price: \$1,500,000

Adjacent 4.93 Acres Site is Also Available

LOCAL EXPERTS. INDUSTRIAL STRENGTH.

RINGSBY REALTY CORPORATION

1123 Auraria Parkway | Suite 200 | Denver, CO 80204
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Rob Lockhart

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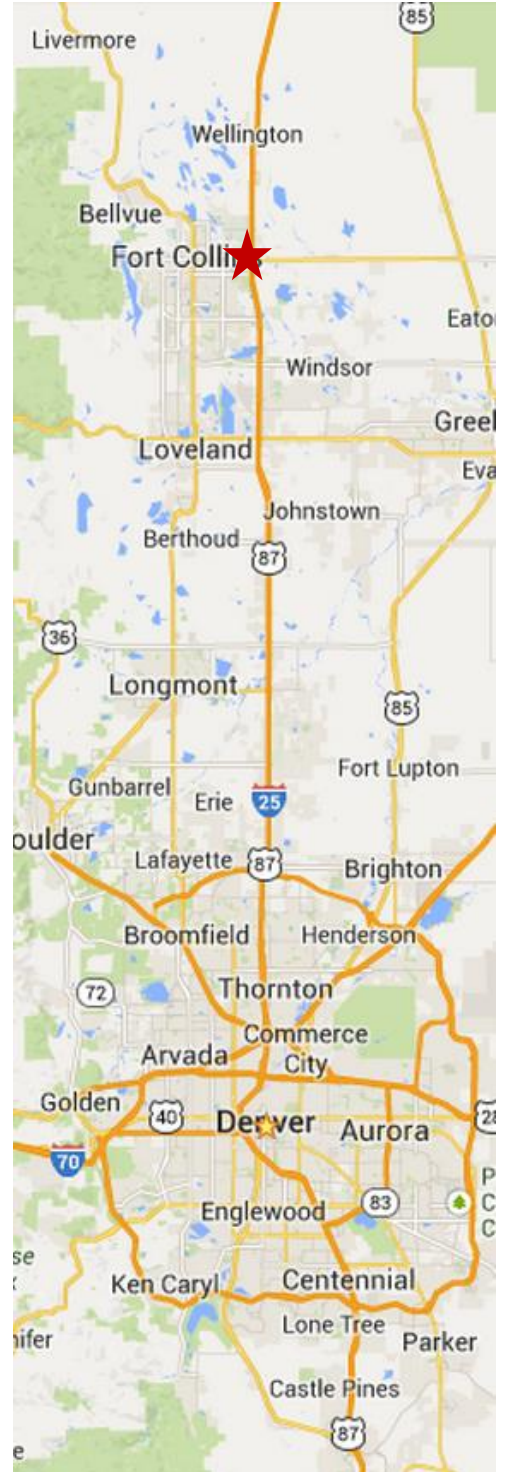
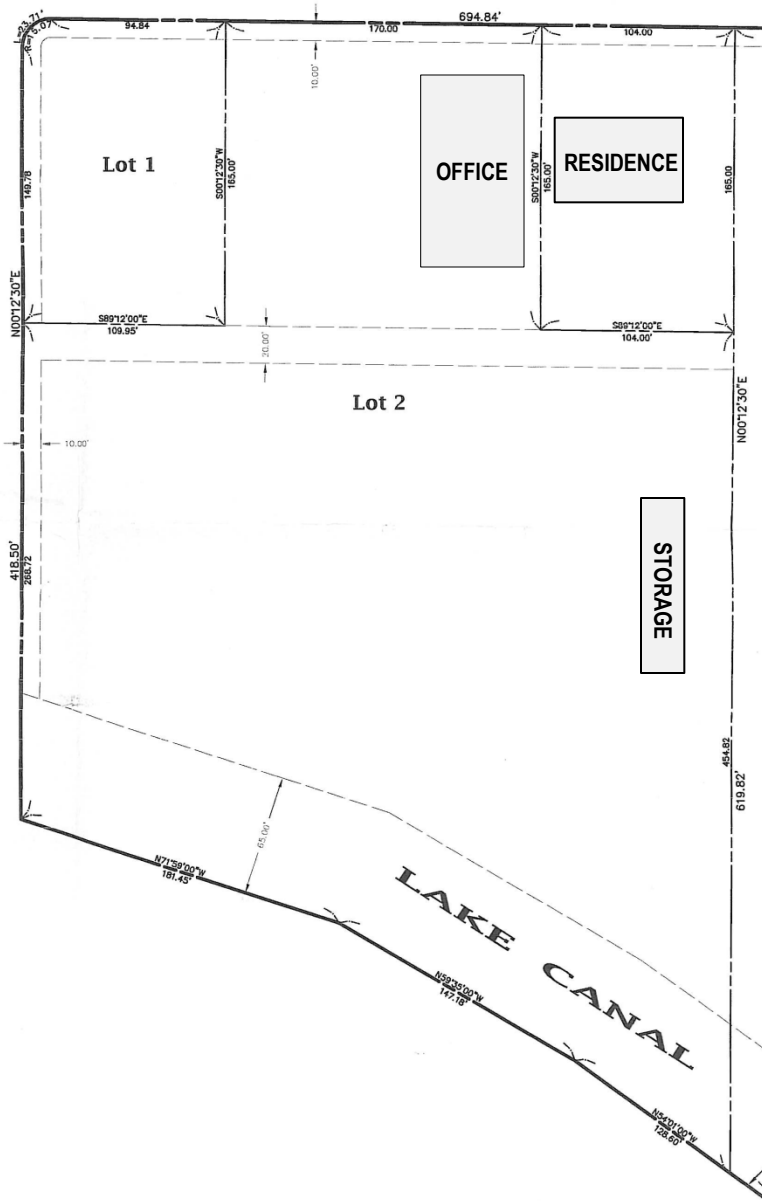
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