

Fort Collins Investment Properties

320 W Olive Street
Fort Collins, Colorado 80521

1537 Riverside Avenue
Fort Collins, Colorado 80524

1525 & 1513 Riverside Avenue
Fort Collins, Colorado 80524

Contact Brokers for a Full Offering Memorandum of the Properties



320 W Olive St



1537 Riverside Ave



1525 & 1513 Riverside Ave

320 W Olive St.

Located in the Heart of Downtown Fort Collins

This single-story building includes 13 offices, most with windows, a reception/waiting area, and a break room plus a garden level. It is 100% leased to LifeStance Health with approximately 5 years remaining on the lease



\$1,107,900 Sale Price

- + 3,100 SF Building Size
- + 4,725 SF Lot Size
- + 6% Cap Rate
- + Modified Gross Lease Structure with Property Tax Increases Passed Through
- + Built in 1976 and Recently Renovated
- + Low Maintenance Masonry Exterior and Abundant Windows
- + Private Parking and Street Parking

[320 W Olive St Website](#)

1537 Riverside Ave.

2 Miles from Downtown Fort Collins

This single-story building includes 12 offices, all with windows, a reception/waiting area, and a break room. It is 100% leased to LifeStance Health with approximately 5 years remaining on the lease.



\$931,320 Sale Price

- + ~3,050 SF Building Size
- + 11,900SF Lot Size
- + 6% Cap Rate
- + Modified Gross Lease Structure with Property Tax Increases Passed Through
- + Built in 1971 and Recently Renovated
- + Low Maintenance Masonry Exterior and Abundant Windows
- + Private Parking and Street Parking

[1537 Riverside Ave Website](#)

1525 & 1513 Riverside Ave

Convenient Location in Northeast Fort Collins

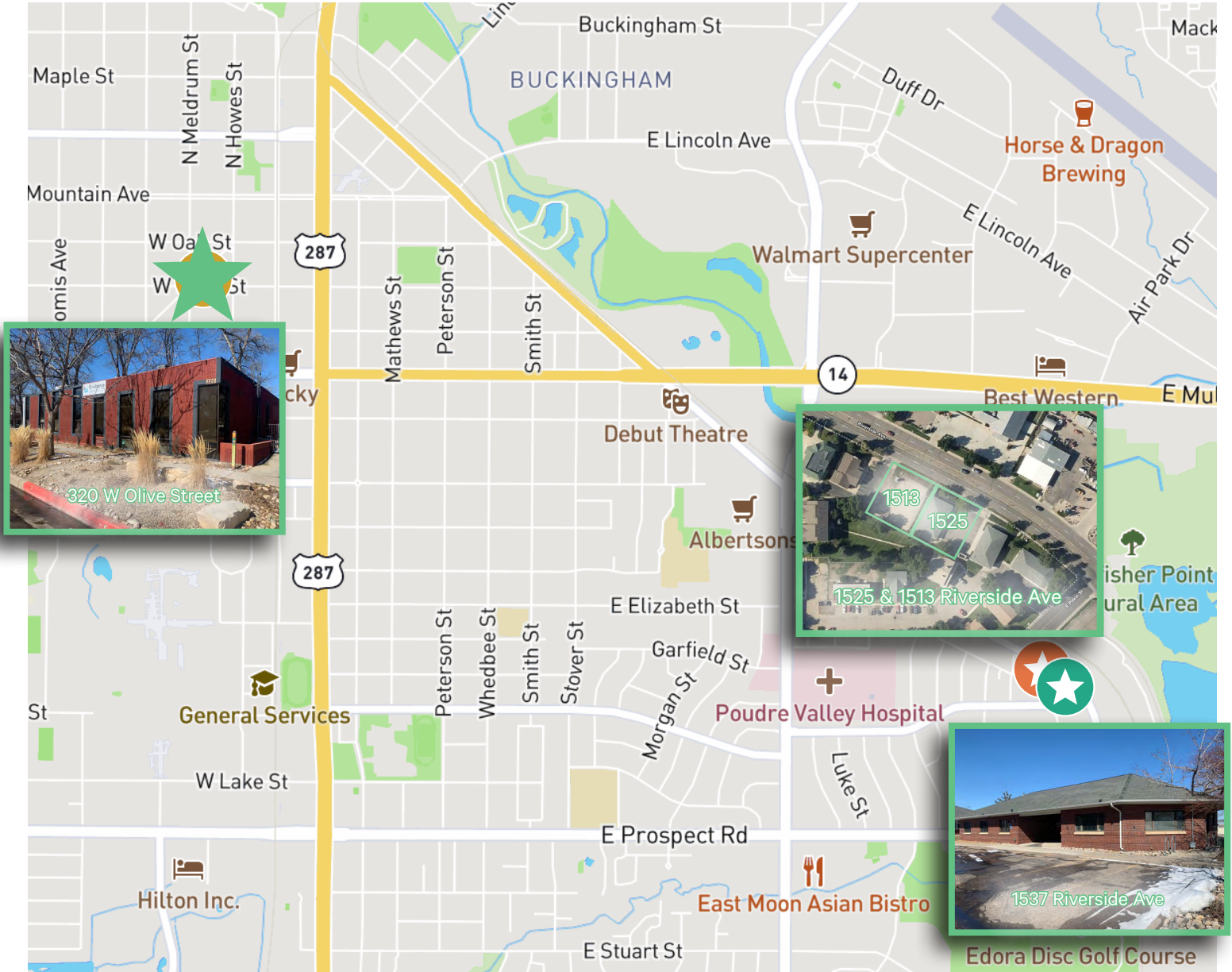
This single-story building includes 12 offices, all with windows, a reception/waiting area, and a break room. It is 100% leased to LifeStance Health with approximately 5 years remaining on the lease.



\$1,084,553 Sale Price

- + 2,800 SF Building Size
- + 10,499 SF Lot Size at 1525 Riverside Ave
- + 10,500 SF Lot Size at 1513 Riverside Ave
- + 6% Cap Rate
- + Modified Gross Lease Structure with Property Tax Increases Passed Through
- + Built in 2005 and Recently Renovated
- + Low Maintenance Masonry Exterior and Abundant Windows
- + Abundant Private Parking

1525 & 1513 Riverside Ave
Website



Contact Us

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