

# Highly Visible Free-Standing Building at Lighted Intersection!

1001 S. Lemay Avenue • Fort Collins, CO 80524



## Availability Overview

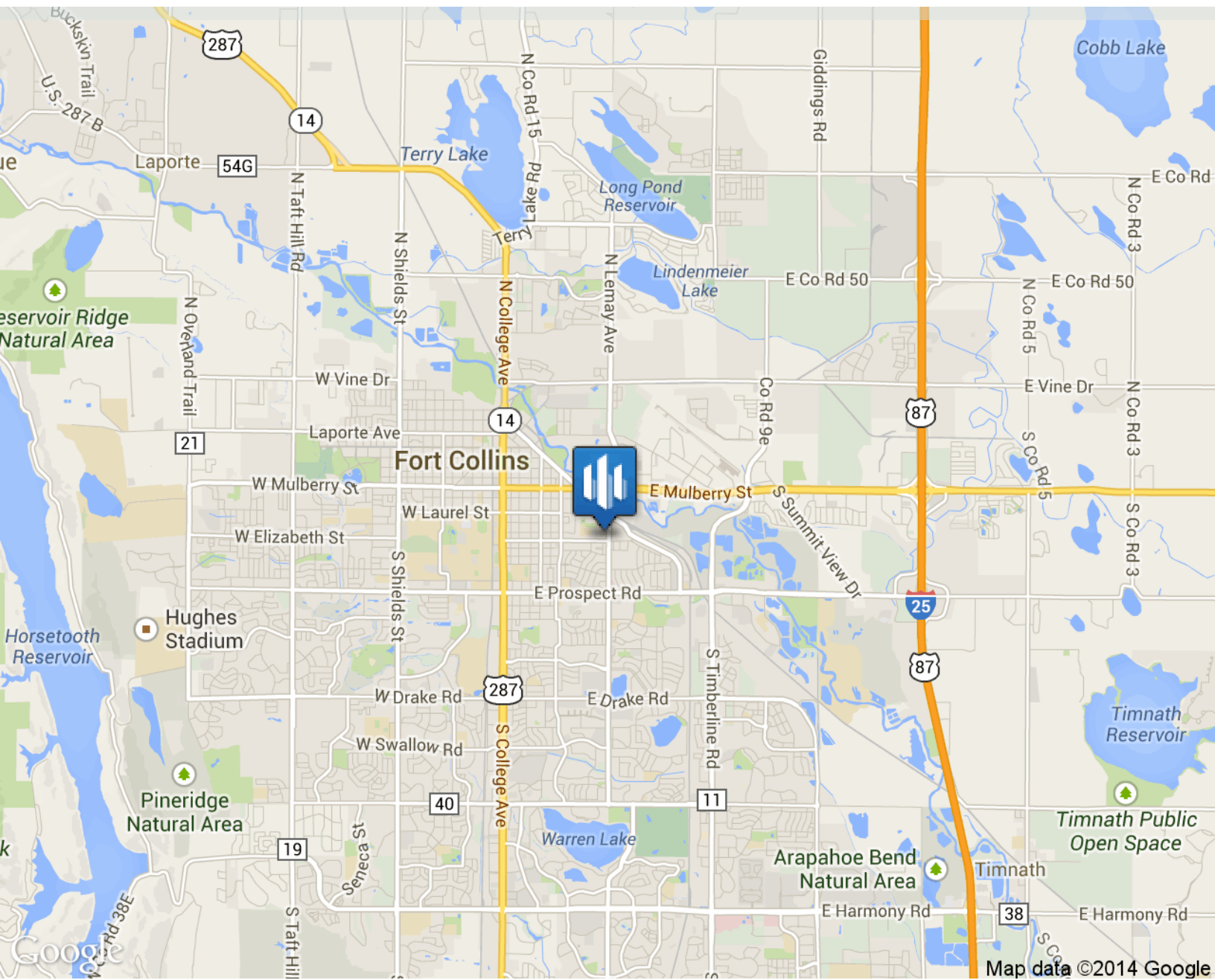
Sales Price	\$725,000
Lease Rate	\$18.00 SF/yr (NNN)
Lease Type	NNN (\$4.85 psf)
Space Type	Free Standing Building
Building Size	3,048 SF
Year Built	1964
Year Renovated	1994
Zoning	Commercial
Market	Northern Colorado
Sub Market	Fort Collins
Cross Streets	East Elizabeth Street & South Lemay Avenue

## Property Overview

**Property** Free-standing building with excellent street visibility and great signage located at the southwest corner of one of the most highly traveled lighted intersections in Fort Collins - the southwest corner of S. Lemay Avenue and E. Elizabeth Street. Plenty of up-close parking with easy access in and out of this large parking lot. This building is centrally located across the street from PVH and in the middle of Fort Collins' most highly populated business centers - only 5 minutes to downtown Fort Collins, College Avenue, I-25 and the Harmony Road business corridor to the south. The property features basically an open floor plan with several strategically situated offices, large work areas and warehouse storage area. Perfectly suitable for retail or office use.

**Location** Freestanding building with plenty of parking located at the southwest corner of the lighted intersection of S. Lemay Avenue and E. Elizabeth Street

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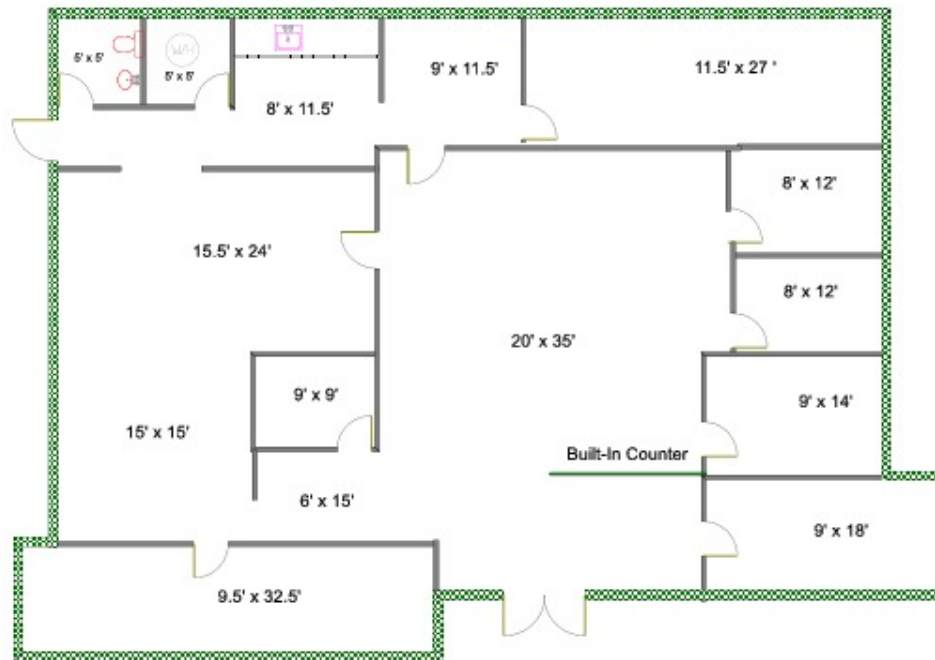


### Location Highlights

- ▶ Highly visible free-standing building with excellent signage
- ▶ Located at the lighted intersection of S. Lemay Ave. and E. Elizabeth St.
- ▶ Situated directly across the street from Poudre Valley Hospital
- ▶ Only 5 minutes to downtown, College Ave., I-25 and Harmony Road corridor
- ▶ Large parking lot with easy in/out access

Floor Plan

**Floor Plan - 1001 S. Lemay**



**Not To Scale**