# 944 Jerome Street

Fort Collins, Colorado 80524





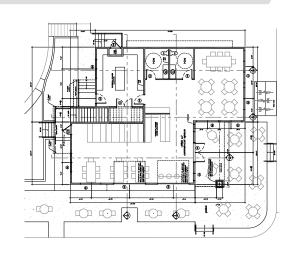


SALE PRICE: \$859,950.00

LEASE RATE: \$28-\$29/SF NNN

\*TI of \$200,000 for a qualified Tenant

PROPOSED INTERIOR LAYOUT



### **Property Highlights**

- Large wrap around outdoor patio with roll up doors
- Additional storage available for lease located in garage directly behind
- Close proximity to residential neighborhoods
- 665 Students across new Vine Drive
- Walking distance to Old Town and in the center of several new developments
- Walking distance to new Whitewater Park
- 1,000 Gallon grease trap to be installed by landlord

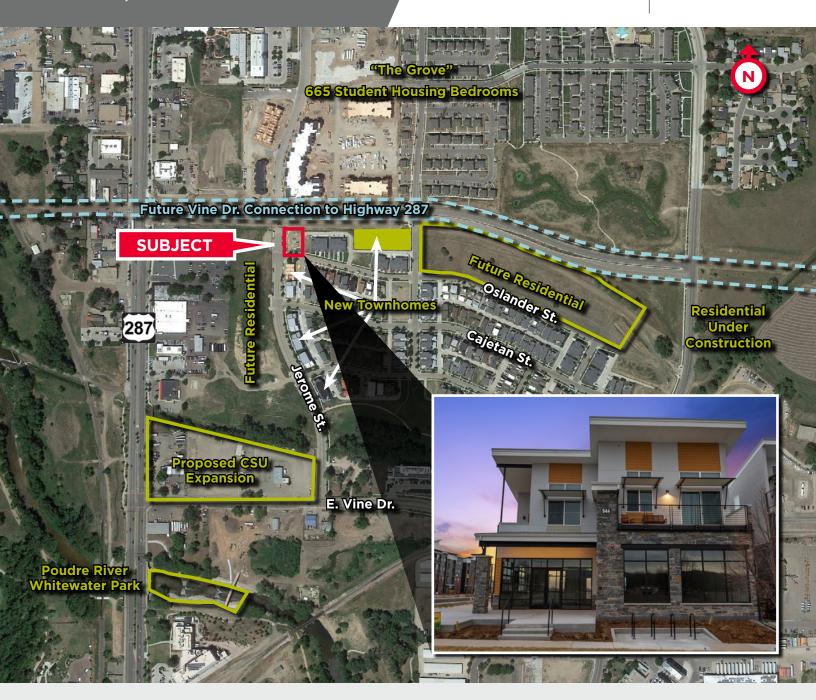


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For more information, please contact:

### Aki Palmer Executive Director

+1 970 267 7727 aki.palmer@cushwake.com

### Cole VanMeveren Senior Associate

+1 970 219 3802 cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

T +1 970 776 3900 F +1 970 267 7419 cushmanwakefield.com

#### Kay Osentowski

+1 970 495 1700 kayos160@yahoo.com 216 East Oak Street Fort Collins, Colorado 80524

T +1 970 495 1700 Northern Colorado Real Estate Brokers, LLC

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