

FOR LEASE OR SALE

944 Jerome Street

Fort Collins, Colorado 80524



CONSTRUCTION COMPLETE

OLD TOWN NORTH RETAIL



Outdoor Patio

1,934 SF RESTAURANT/CAFE SPACE AVAILABLE FOR LEASE OR SALE

SALE PRICE: \$859,950.00

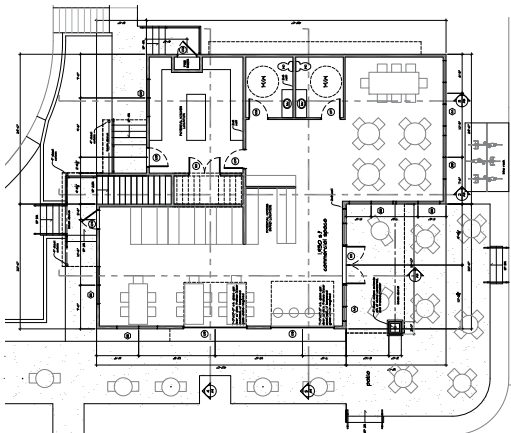
LEASE RATE: \$28-\$29/SF NNN

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

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

*PROPOSED INTERIOR LAYOUT

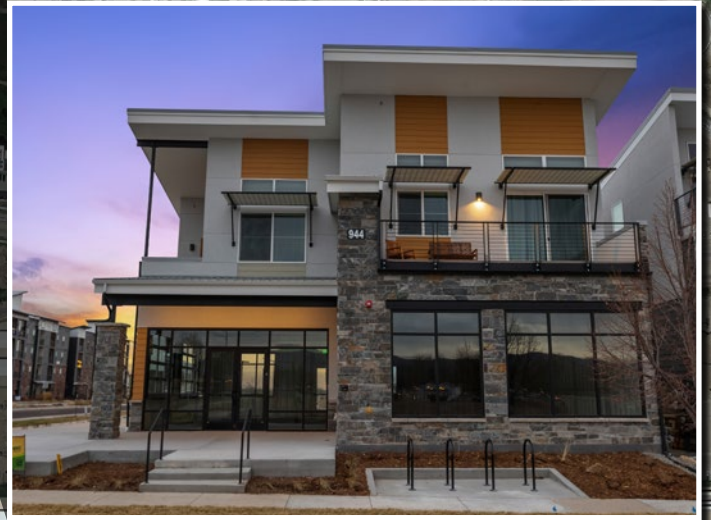


GARAGE DOORS

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For more information, please contact:

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