

ADJACENT TO SAFEWAY & WALGREENS

TURN-KEY RESTAURANT AVAILABLE FOR LEASE OR SALE

SALE PRICE: \$870,000 (\$300/SF)
LEASE RATE: \$24.00/SF NNN

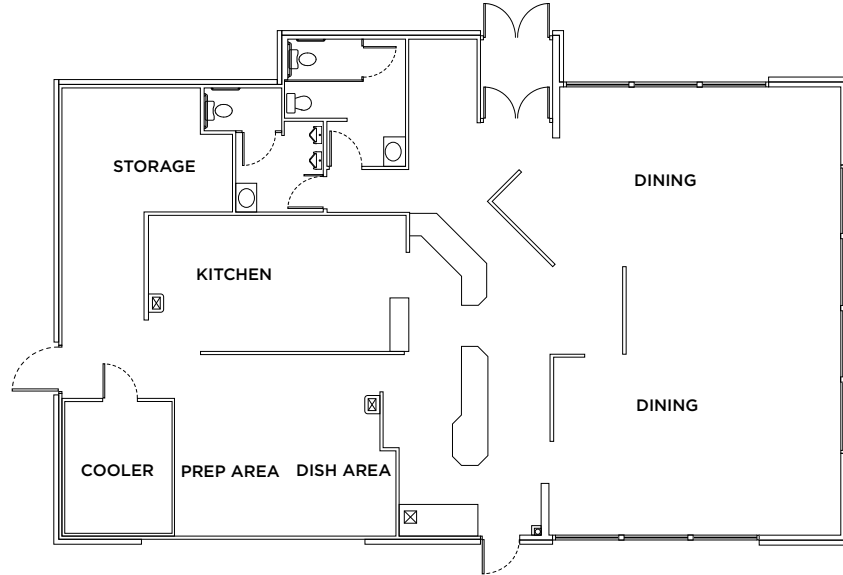
This free-standing restaurant was built for Pizza Hut in 1986 and has been operated as a Pizza Hut unit ever since. The property features a full kitchen and infrastructure, patio and abundant parking. This site is in close proximity to Poudre Valley Hospital, Woodward's global headquarters, the Colorado State University campus and only 2 miles from downtown. Available June 1, 2025.

PROPERTY FEATURES

Building Size	2,900 SF
Site Size	0.13 Acre (6,000 SF)
YOC / YOR	1986 / 2009
Taxes	\$19,613



FLOOR PLAN



FOR MORE INFORMATION, PLEASE CONTACT:

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