

# High Quality Industrial Condo For Sale



**1713 E. Lincoln Avenue, Suites B6 & B7  
Fort Collins, Colorado**

<b>Availability:</b>	<b>For Sale:</b>	
	<b>B7 only:</b>	5,700+ sf <del>\$394,326 (\$69.18 psf)</del> \$304,717 (\$53.46 psf)
	<b>B6 &amp; B7:</b>	7,950+ sf <del>\$550,000 (\$69.18 psf)</del> \$425,000 (\$53.46 psf)

**Location:** Located just minutes from Downtown Fort Collins and off I-25 along one of Fort Collins main highway access routes, Highway 14. The subject property is situated in an ideal area for industrial and warehouse uses.

## Features

<b>YOC:</b>	1996
<b>Power:</b>	Three 200 amp, three phase panels.
<b>Clear Height:</b>	18' at the sidewalls.
<b>HVAC:</b>	Office space, break room and restroom within Suite B7 are equipped with central air and gas heating with forced air. The shop space is equipped with 3 overhead gas heaters.
<b>Overhead Doors:</b>	3 (see page 3 for details).

**Excellent Price: ~~\$69.18~~ \$53.46 Per Square Foot**



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# Executive Summary

## Market Data:

### **Northern Colorado Trade Area:**

Northern Colorado's trade area consists of approximately 540,000 people and is known nationally for its high quality of life. Home to Colorado State University and University of Northern Colorado, the region's population is largely young and well-educated, with a diverse workforce.

### **City of Fort Collins:**

With a population of over 160,000 people that includes adjoining county neighborhoods, [Fort Collins](#) is the largest City in Northern Colorado and home to Colorado State University (25,011 students). Due to such qualities as its natural beauty, world-class park and trail systems, a technology job base, and stable economy, Fort Collins has received many national accolades, recently including:

- No. 6 Best Place to Live by [Money Magazine](#) (2010).
- No. 2 Best Place for Business and Careers by [Forbes Magazine](#) (03/2009).
- No. 7 Best Mid-sized Metro Area in the Nation by [Bizjournals.com](#) (02/2009).
- No. 10 Best-Educated City in America by [Forbes Magazine](#) (11/2008).
- Top 20 Places to Thrive by [Best Boomer Towns](#) (02/2009).
- Gold Level Bicycle Friendly Community by [League of American Bicyclists](#) (09/2008).

## Location Information:

### **Location:**

Conveniently located just north of Mulberry St (Highway 14), this property has easy access to I-25, restaurants and retailers. This property is also just minutes east of Colorado State University and Downtown Fort Collins.

### **Area Retailers/ Restaurants:**

Qdoba, Taco Bell, KFC, Dairy Queen, Silver Mine Subs Papa John's, Hide Out Bar & Grill, Carl's Jr., Wal-Mart, Safeway, Sports Authority and many others.

### **Area Employment:**

As the home to a major university and with a diverse mix of employers, the City of Fort Collins has held up very well in this economic environment.

*(Source: [www.fcchamber.com](http://www.fcchamber.com))*

A sample of some of the area's major employers includes Colorado State University (6,249), Agilent Technologies (600), Anheuser Busch (700), Hewlett Packard (3,100), Intel (424), Poudre Valley Health (4,435), Woodward Governor (994), City of Fort Collins (1,589), Larimer County (1,730), New Belgium (345), Advanced Energy (500), In-Situ (81), LSI Logic (185), Center Partners (1,600), Columbine Health Systems (1,355), Avago Technologies (650), and Advanced Micro Devices (167).

*(Source: [www.ncbr.com](http://www.ncbr.com), July 16-29, 2010)*



**Physical Asset Information:**

**1713 E. Lincoln Avenue, Suites B6 & B7  
Fort Collins, Colorado**

<b>Available Space:</b>	<b>Size</b>	<b>Price</b>
<b>B7 only:</b>	5,700± sf	\$304,717 (\$53.46 psf)
<b>B6 &amp; B7:</b>	7,950± sf (7,111± sf of manufacturing/ warehouse & 839± sf of high quality office space).	\$425,000 (\$53.46 psf)

**2010 Property Taxes:** \$13,898.79 (Suite B6 & B7 total)

**Year of Construction:** 1996

**Parking:** On-site parking available for employees and visitors.

**Clear Height:** 18' at the sidewalls.

**Overhead Doors:** 1 at 10' (h) x 12' (w), 1 at 8' (h) x 10' (w), and 1 at 12' x 12'

**Electric Power:** Three 200 amp, three phase panels.

**HVAC:** Office space, break room and restroom within Suite B7 are equipped with central air and gas heating with forced air. The shop space is equipped with 3 overhead gas heaters.

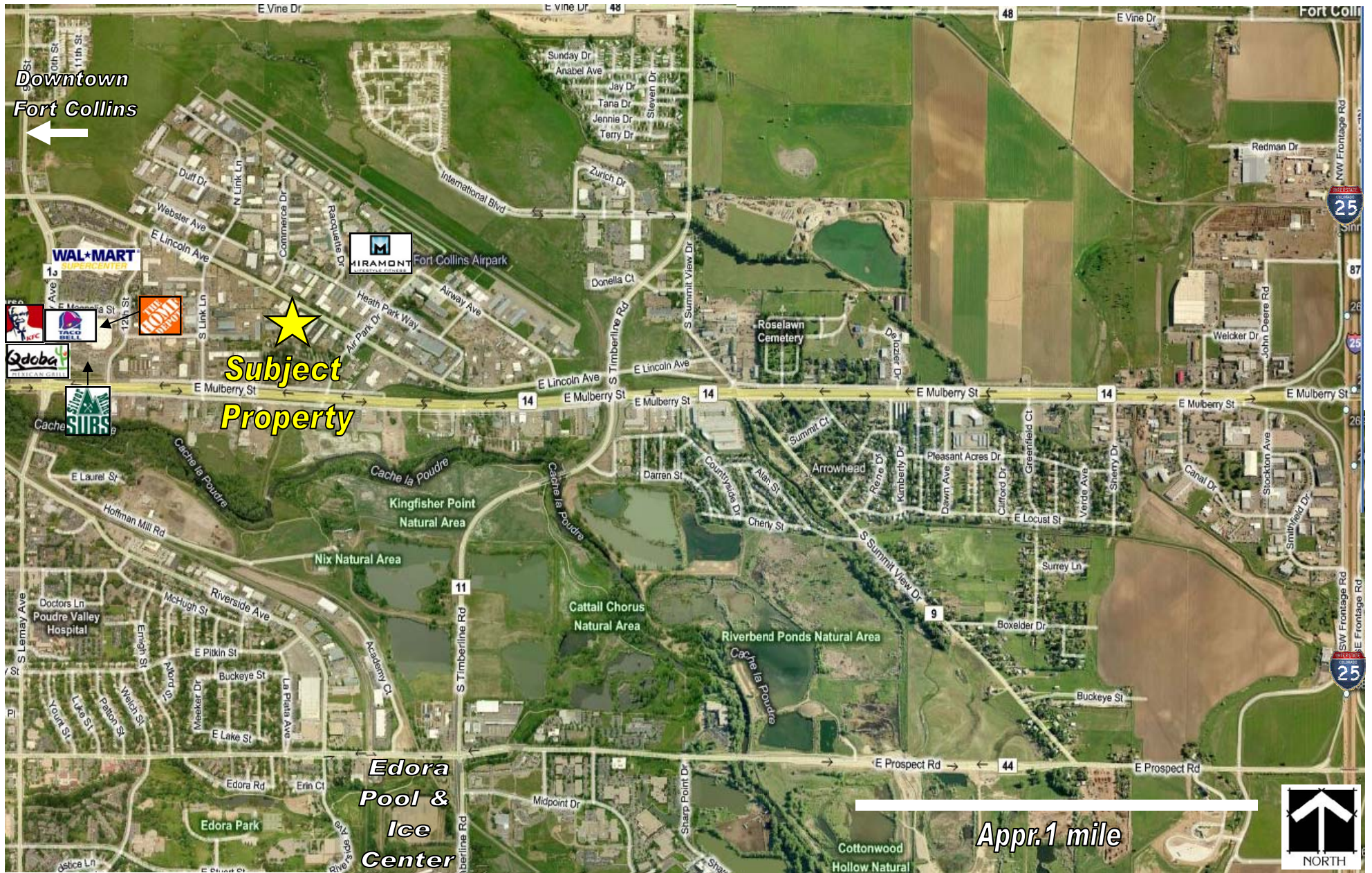
**Floor Thickness:** 4 inches.

**Dimensions:** Approximately 138' x 48'

**Zoning:** The property is zoned I-Industrial within Larimer County.



# Surrounding Area



# Aerial View



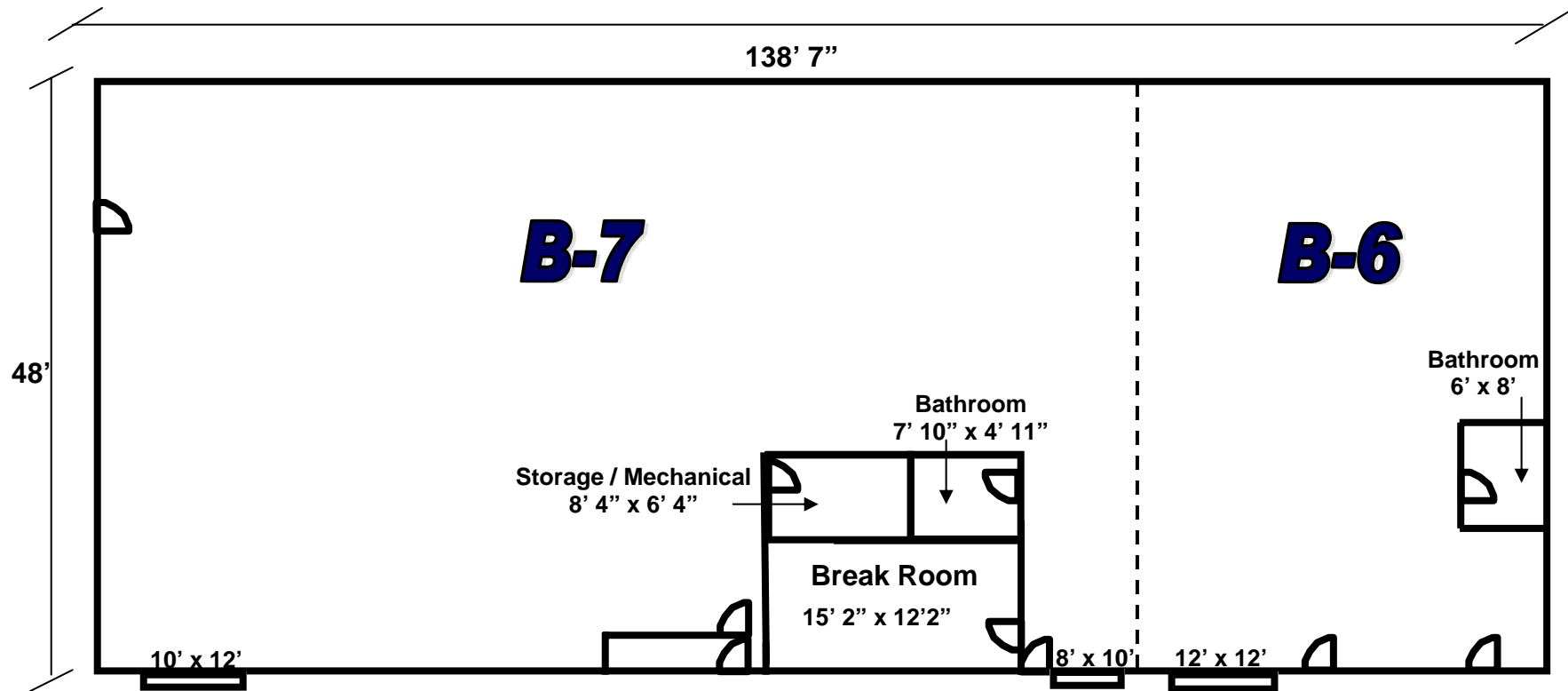
# Exterior Pictures



# Interior Pictures



# Main Level Floor Plan

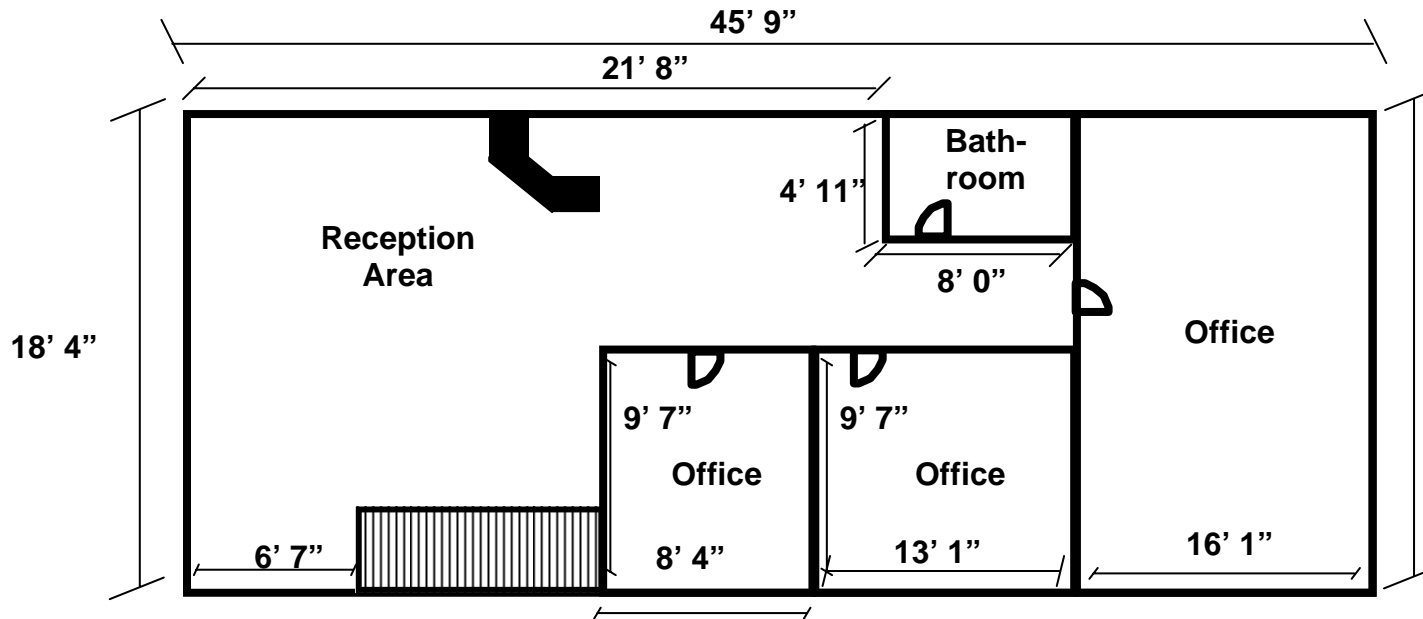


Not to Scale  
Measurements Approximate  
Buyer to Verify

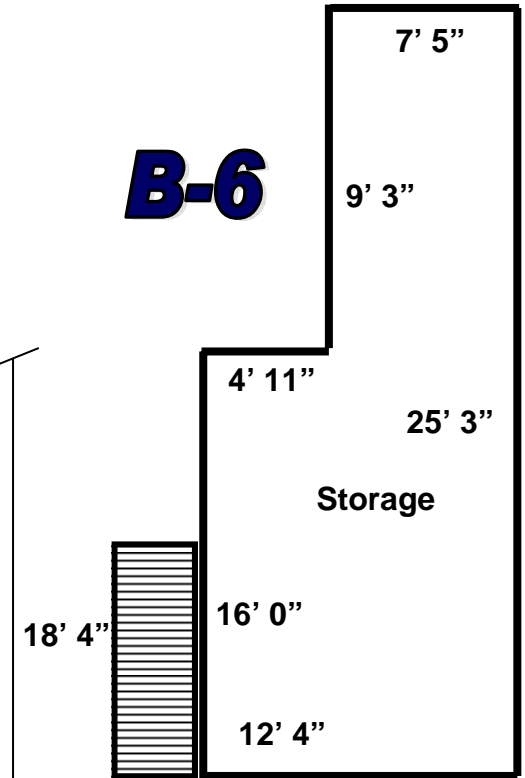


# Mezzanine Floor Plan

## B-7



## B-6



Not to Scale.  
Measurements Approximate.  
Buyer to Verify.



# Comparable Property Sales



## Comparable Property Sales

Date	Location	Seller	Buyer	Building Area (SF)	Land Area (AC)	Purchase Price	Price PPSF	Source of Information
Jan-10	1713 E. Lincoln Avenue Suite B1 & B2, Fort Collins	Larry & Sandra Huft	1713 East Lincoln, LLC	4,500	0.30	\$335,250	\$74.50	Real Quest, Public Records
Jun-07	1713 E. Lincoln Avenue Suite B3, Fort Collins	Paulo & Margret Neves	Jonisc, LLC	1,500	0.10	\$125,000	\$83.33	Real Quest, Public Records
Apr-07	1713 E. Lincoln Avenue Suite A4 & A5, Fort Collins	Stable Holdings, LLC	Paulo & Margret Neves	3,000	0.20	\$230,000	\$76.67	Real Quest, Public Records
Feb-07	1713 E. Lincoln Avenue Suite A6, Fort Collins	Next Media Northern Colorado Inc.	Richard L Anderson Trust	3,000	0.19	\$250,000	\$83.33	Real Quest, Public Records
			<b>Mean</b>	3,000	0.20	\$235,063	\$79.46	
			<b>Median</b>	3,000	0.20	\$240,000	\$80.00	