

■ **Erdmann Land Management Inc.** paid \$2.63 million for a 31,200-square-foot office/industrial building and 2.75 acres of vacant land just off Interstate 25 and Mulberry Street in Fort Collins. **Western Technical Associates LLC** was the seller.

Subtracting the cost of the
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land, the building sold for approximately \$75 per sf, "which is an excellent purchase for them," said **Ryan Schaefer** of **Chrisland Inc.** Schaefer, who represented the buyer with Chrisland's **Nick Christensen**, said the approximately 5-year-old building would cost well over \$100 per sf to build. It previously was occupied by First Class Direct, which was purchased by another company last year.

Larry Stroud and **Jason Ells** of **Realtec Commercial Real Estate Services** in Fort Collins represented the seller in the transaction.▲