



1,400–5,930 SF TURNKEY RESTAURANT/RETAIL SPACE

LEASE RATE: \$25.00/SF NNN | NNNs: \$10.00/SF

This 5,930 square foot turnkey restaurant is ideally located in the heart of Old Town Fort Collins, and features heavy foot traffic, countless nearby amenities, ample parking, and direct bus transit access from the MAX Line. This space can be demised into three separate dining and retail spaces. Don't miss out on this opportunity to establish your business in a thriving community!

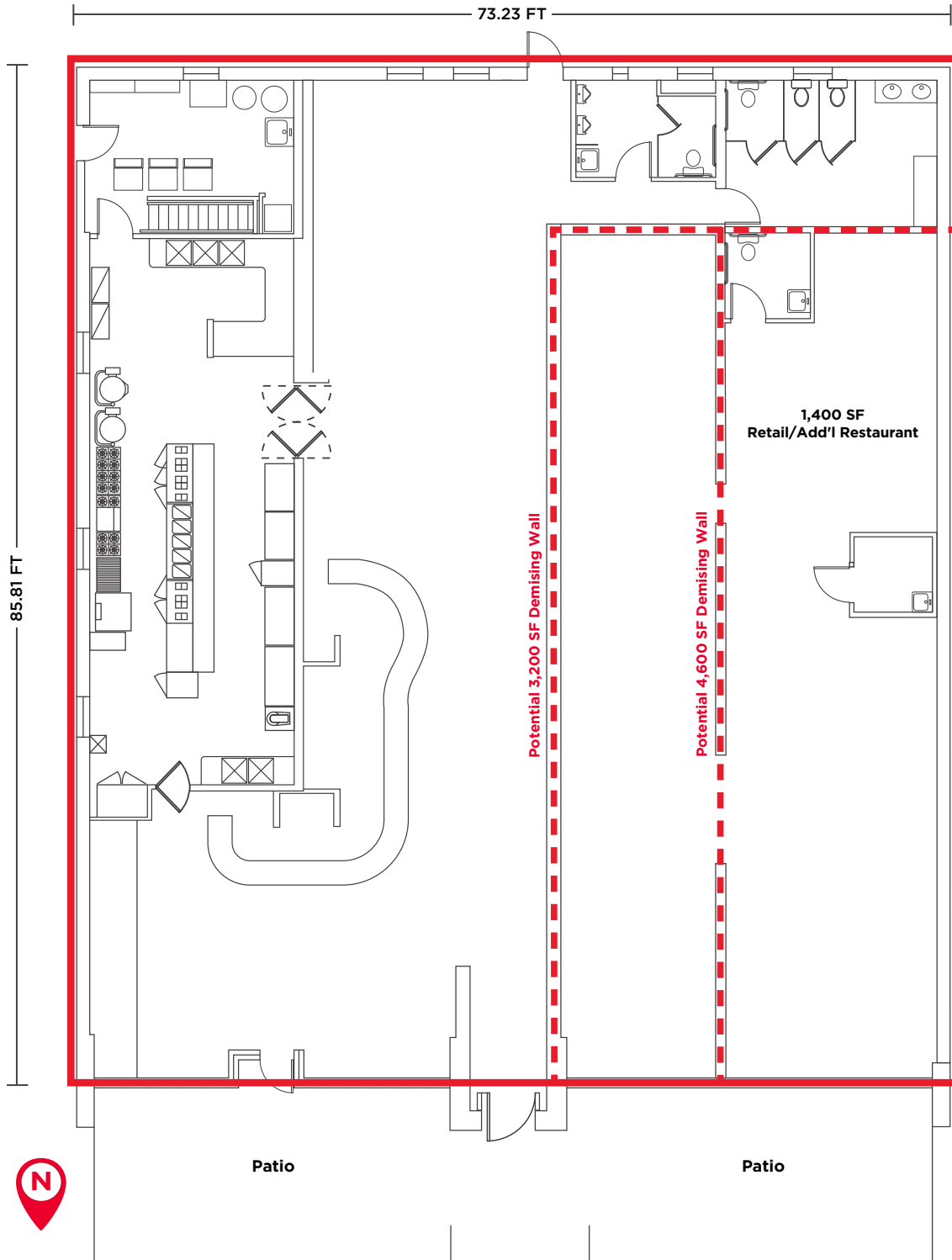
PROPERTY DETAILS

Building Size	5,930 SF
Restaurant Option 1	3,200 SF
Restaurant Option 2	4,600 SF
Retail/Add'l Restaurant	1,400 SF
Year Built	1924
Year Renovated	2001
Walk Score®	95—Walker's Paradise
Zoning	D—Downtown

PROPERTY HIGHLIGHTS

- Well-appointed turnkey restaurant space with bar, outdoor patio, and fully equipped kitchen — [see full equipment list](#)
- Flexible demising options with possibility of additional restaurant and retail space(s)
- Full basement with storage, walk-in, and employee break area
- Ideal location in the heart of Old Town Fort Collins
- Surrounded by countless amenities—retail, dining, professional services, and entertainment
- Heavy foot traffic, ample parking, and MAX Line bus access

FLOOR PLAN



PROPERTY PHOTOS

[View Additional Photos Here](#)



ELEVATION CONCEPT



