

OWNER FINANCING AVAILABLE!



MEDICAL CONDO AVAILABLE FOR SALE OR LEASE

1120 East Elizabeth Street, Unit G-2, Fort Collins, CO 80524

1,495 SF - 2,990 SF

Sale Price:

\$612,950



Excellent opportunity for owner-user, conveniently located one block from Poudre Valley Hospital. Recently upgraded interior, move-in ready.

**Doberstein
Lemburg**
Commercial, Inc.

Leah Szantho
leah@dlcco.com
970.213.9295

John Splinter
john@dlcco.com
970.215.8228

Dan Bernth
dan@dlcco.com
970.310.9811

1120 EAST ELIZABETH STREET, UNIT G-2

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LEASE OVERVIEW

Lease together or separately:

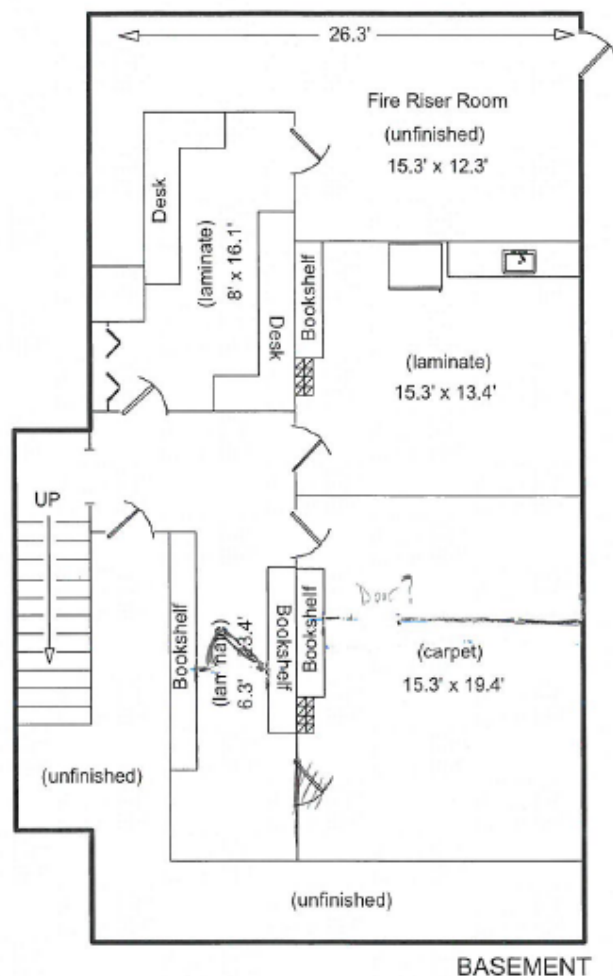
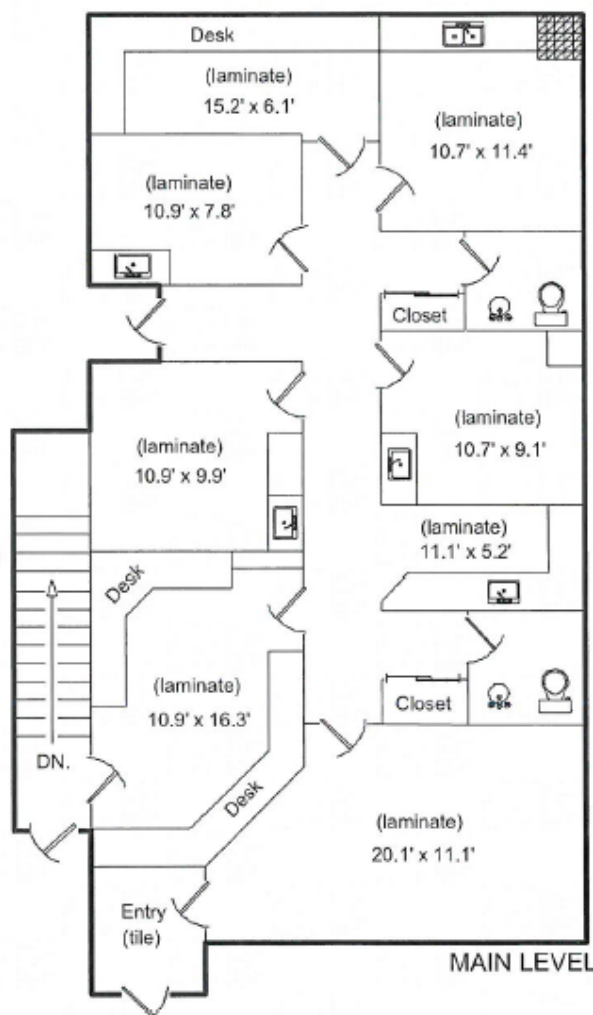
Main Floor SF:	1,495
Main Floor Lease Rate:	\$13.75 / SF Base + \$8.19 / SF NNN
Basement SF:	1,495
Basement Lease Rate:	\$1,245 / Month Gross

PROPERTY OVERVIEW

- Includes numerous private office / suites and large breakroom in the basement
- Large additional storage area in the basement
- Corner unit with ample parking, ideal for medical, dental, or professional office use
- Great opportunity to lease or own as an owner-user.
- Owner Carry, Owner Financing, and Tenancy in Common options available.

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Basement SF: 1,494

Total SF: 2,990

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