

FREESTANDING OFFICE BUILDING | \$1,000,000



4828 S COLLEGE AVENUE
FORT COLLINS, CO 80525

FOR SALE

- Prominently positioned on South College Avenue
- Optimized for professional offices
- Direct access to College Avenue/HWY 287
- Premium Signage with ample on-site parking

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 09.02.2026

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SALE OVERVIEW

Sale Price:	\$1,000,000
Square Feet:	6,307 SF
2025 Taxes:	\$19,586.77
Year Built:	1993
Zoning:	General Commercial Dist.
Market:	Northern Colorado
Sub Market:	Fort Collins

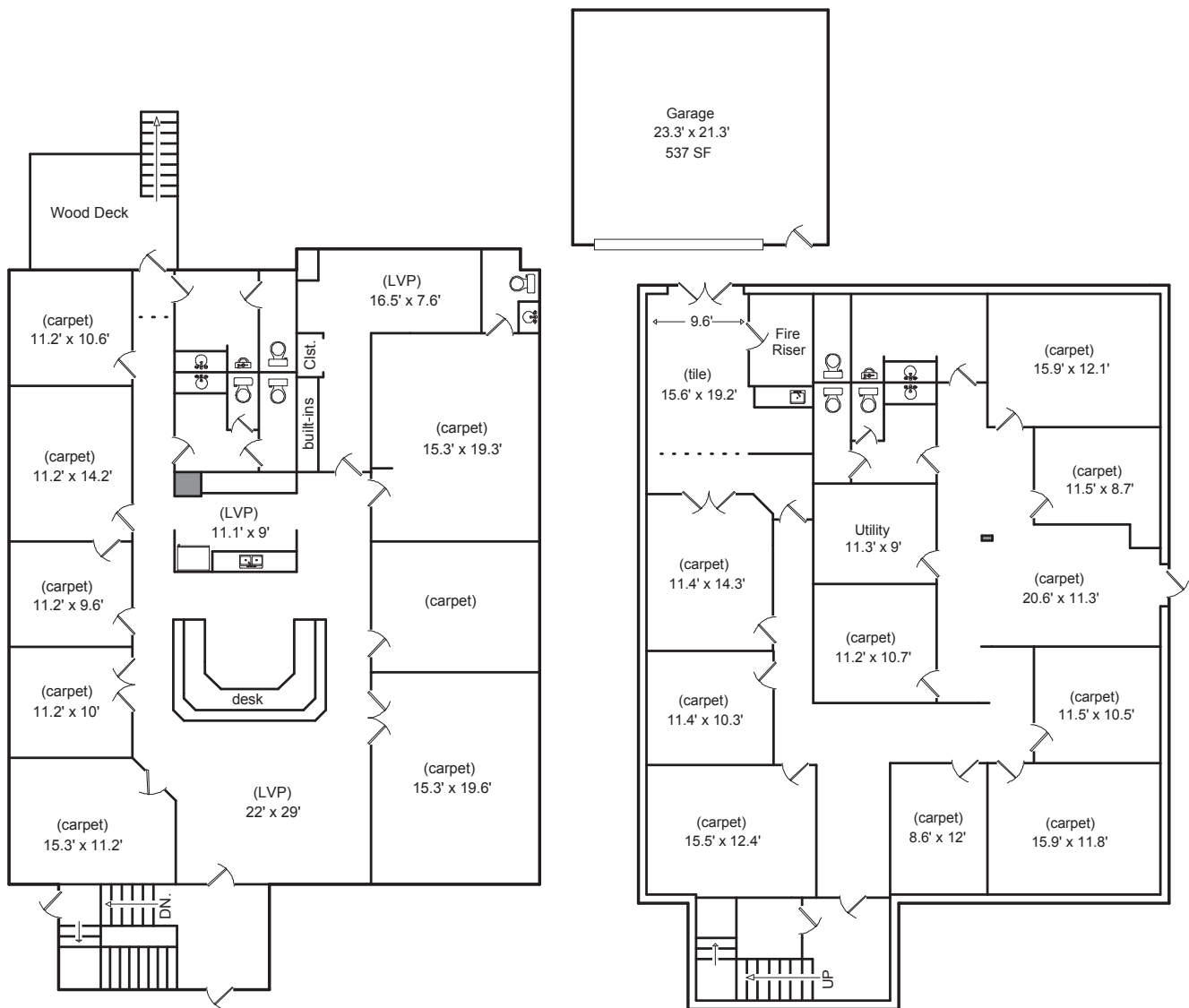
PROPERTY OVERVIEW

Property: Prime freestanding professional office building ideally located along College Avenue in South Fort Collins. This well-positioned property offers excellent visibility and prominent signage opportunities along one of the area's major commercial corridors. The two-level building features ample on-site parking, handicap accessibility, a welcoming lobby, spacious private offices, and a functional floor plan that can accommodate a variety of professional or business uses. Additional features include an on-site garage ideal for vehicle parking, storage, or operational needs. With its strong location, excellent exposure, generous parking, and versatile layout, this property presents an outstanding opportunity for an owner-user or investor looking to acquire a quality commercial building in South Fort Collins.



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A photograph of a modern building's interior lobby. On the left, there are large glass doors with metal frames, providing a view of the exterior landscaping and a brick wall. In the center, a white reception desk with a wooden base and a dark countertop is positioned. A small security camera is mounted on the wall above the desk. To the right, a glass door with a black frame is marked with a blue 'EXIT' sign. A rectangular skylight is installed in the white ceiling. The floor is covered with a speckled carpet.



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