

# RE/MAX

COMMERCIAL

FOR SALE

250 E. Mountain Ave.

FORT COLLINS, CO 80524

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DIRECT ACCESS TO THE SQUARE



Premium Location for Sale





## THE OFFERING

# Executive Summary

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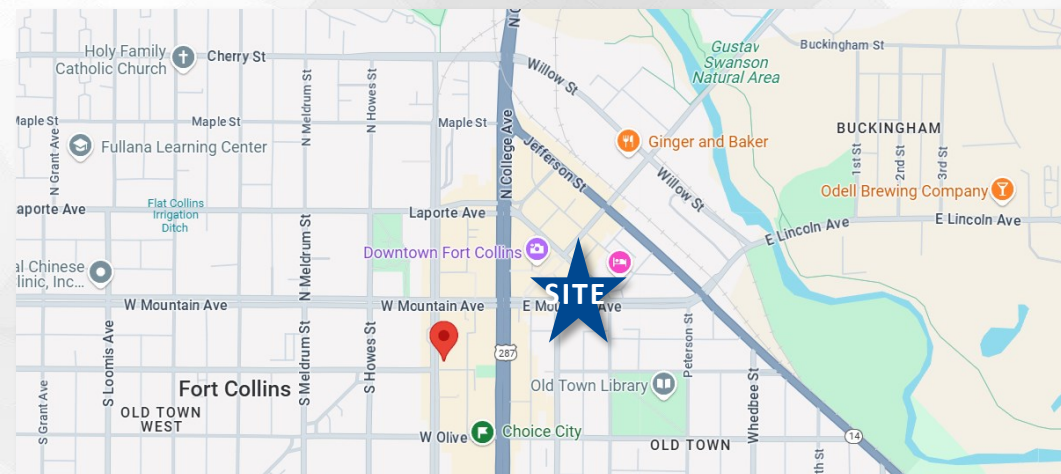
### Offering Summary

- **Sales Price \$1,300,000** (\$383 PSF on 3,394 SF)
- This property is a condominium and the main and lower levels are included in the sale of the property.
- Size contains 3,394 SF main level / 510 SF lower level storage.
- Downtown district zoning. YOC 1905.
- Sale to include a 3 month lease back by seller.
- Available to occupy early 2026.
- Located in the Old Town Historic District (local Landmark and National Register of Historic Places).



### RE/MAX Commercial Alliance is pleased to present a rare investment opportunity in Old Town Fort Collins at 250 East Mountain Avenue.

This is a unique opportunity to own a piece of Old Town Fort Collins' historic core. Nestled among the city's most iconic streets, this 3,394 square foot building has long served as home to the Fort Collins Food Co-op/ Mountain Avenue Market, one of Colorado's oldest community-owned food cooperatives. With its prime location in the heart of downtown, the property benefits from exceptional pedestrian traffic, vibrant surrounding retail and dining, and a strong cultural identity rooted in Fort Collins' heritage. Old Town is recognized for its preserved 19th-century architecture and timeless charm, and this property contributes to that legacy as both a community gathering place and a retail cornerstone. For investors or owner-users, 250 E Mountain Avenue offers not only a high-visibility, flexible commercial asset, but also the chance to steward a property that reflects the enduring historical and cultural significance of downtown Fort Collins. **Showings are by appointment. Contact listing agent to set up a showing.**





# RE/MAX

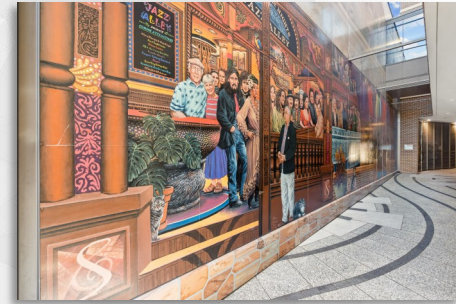
COMMERCIAL

## SITE PHOTOS

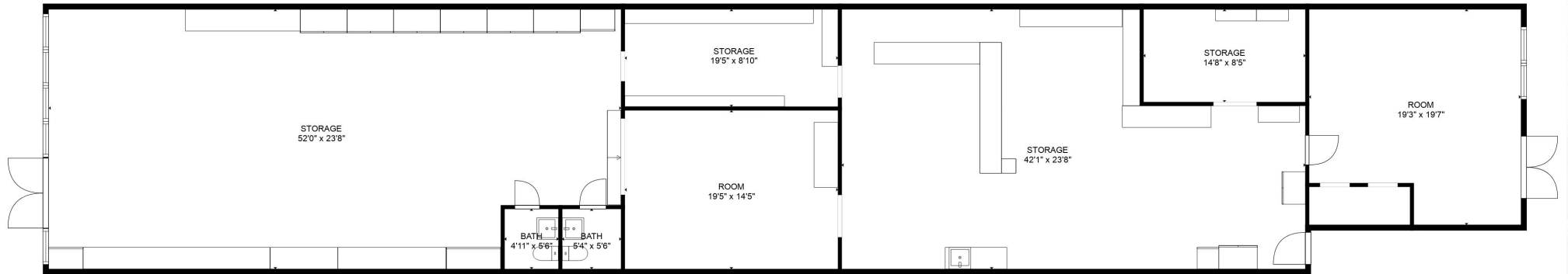
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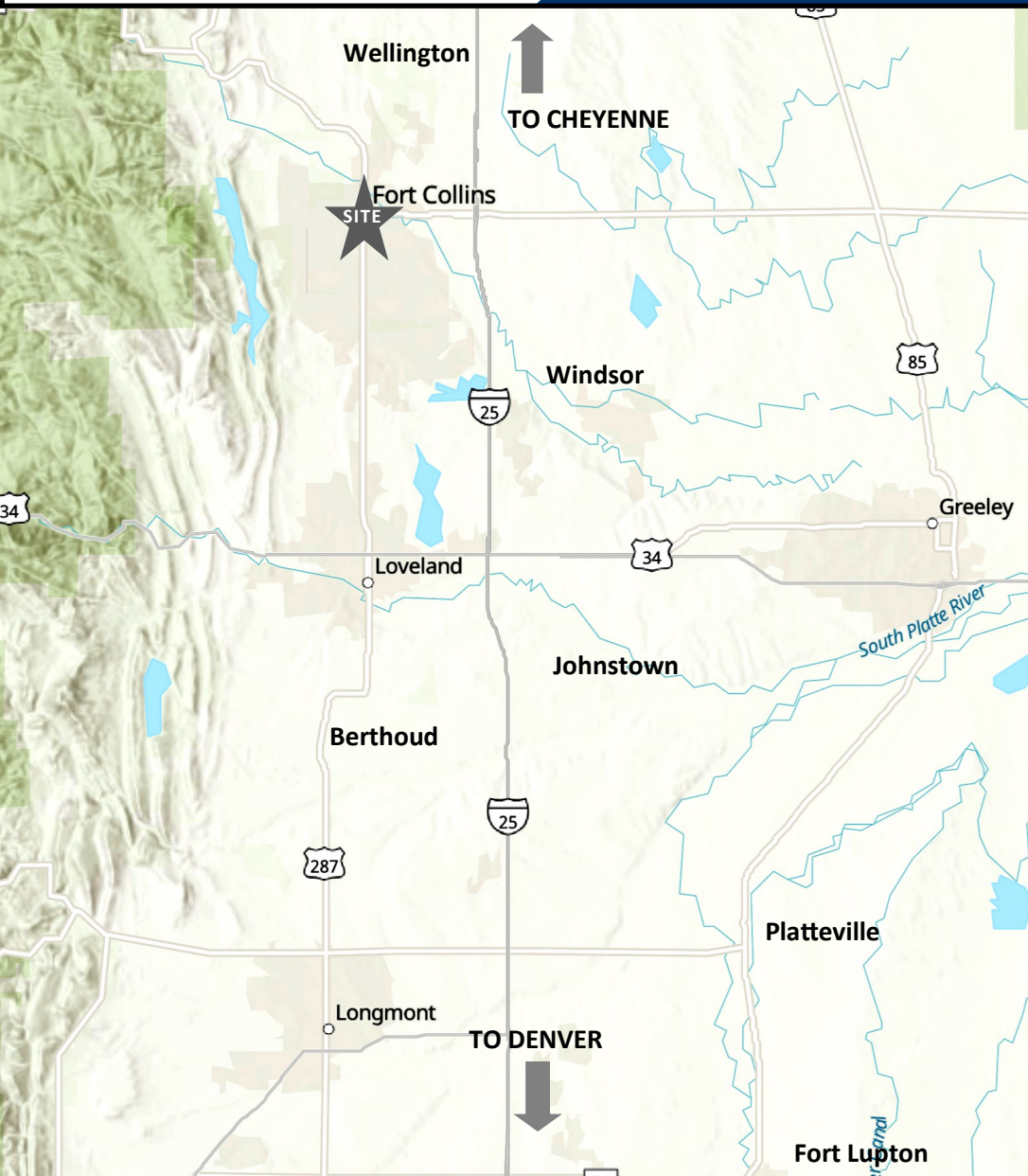
### Location & Neighborhood Attributes

- **Old Town Fort Collins:** This is a premium, historic, mixed-use neighborhood known for its strong retail, restaurant, entertainment, and visitor traffic. Proximity to other commercial, residential, and cultural anchors enhances demand.
- **Accessibility & Pedestrian Activity:** The site benefits from high walkability, street access, and visibility. On-street parking and nearby public parking structures serve the area.
- **Demographics & Market Dynamics:** Strong local population density, affluent consumer base to support independent and specialty retailers, especially those focused on sustainability and local sourcing.





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### Northern Colorado Front Range

Situated against the Rocky Mountains to the west and Wyoming to the north, Northern Colorado and Weld and Larimer counties are known for a culture of innovation and entrepreneurial spirit among a set of diverse industries. Consistently ranked nationally as one of the best places to live, work and pursue lifelong learning, this region is a thriving hub of both commerce and culture. The diverse employment base makes Northern Colorado a prime area for business and industry growth. Northern Colorado's top industry clusters include: agriculture, bio/life sciences, business services, energy, and manufacturing.

**Interstate 25** is the main corridor providing access to the entire Northern Colorado region. Major cities include Loveland, Greeley, Fort Collins, Longmont, Boulder and the northern suburbs of Denver. Numerous smaller communities surround the area. Interstate 25 is rated by the Colorado Department of Transportation as the busiest highway in the state. Local media have reported that the current traffic count on I-25 between Longmont and Fort Collins is approximately 68,000 vehicles per day, or almost 25 million a year.

Source: [choosecolorado.com](http://choosecolorado.com)





CONTACT

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Broker Contact

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