



# HISTORIC RENOVATED RESIDENTIAL RE-DEVELOPMENT PROPERTY ON MMN ZONED LAND

1505 W. PROSPECT  
FORT COLLINS, CO 80526

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$1,395,000
Lot Size:	0.88 Acres
Year Built:	1879
Building Size:	5,100 SF
Renovated:	2017
Zoning:	MMN
Market:	Northern Colorado
Submarket:	Fort Collins
Price / SF:	\$273.53

## PROPERTY OVERVIEW

Beautifully restored, historic facility and separate single-family house. Named the "Apple Barn", the property was at one time inside a large apple orchard.

Property is an enclave in the central Fort Collins area, with MMN zoning. Zoning may allow for rental operation, further development, studio or in-home business operation in the lodge/barn facility, etc. Easy access to Fort Collins, Colorado State University, and recreational areas (mountains, Poudre Canyon, Horsetooth Reservoir, etc).

Separate house on property allows for split-family use, or onsite living quarters.

## PROPERTY HIGHLIGHTS

- Recently restored historic barn with lodging finishes (sleeps up to 9), Plus separately restored three bedroom home
- Two building residential property, with MMN zoning
- Potentially allows different uses / Re-development
- Fun interior and outdoor patio areas
- Major state university (CSU) is growing and nearby
- Income property potential







# Apple Barn Lodge





# Single-Family Home





# Location Maps

