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# Fully Approved/Permit Ready Self Storage Facility

1202 WATERGLEN DRIVE • FORT COLLINS, CO



FOR SALE  
OR TRADE

#### Available:

3.39 acres (147,668.40 sf)

#### Traffic Counts:

36,000 VPD

#### Features:

- Permit ready
- Surrounded by 2,000 homes which typically do not have basements or storage
- 217 units in ten buildings
- Includes working drawings
- Excellent I-25 visibility
- Owner would consider trade

#### Demographics:

1202 Waterglen Dr.	1-Mile	3-Mile	5-Mile
Population:	801	10,946	58,952
Avg. HH Income:	\$65,942	\$77,494	\$70,225

#### Sale Price:

\$265,000 (\$1.79/sf)

#### Zoning:

LMN

**Jeffrey Doran, Broker/Partner**  
jdoran@realtec.com

**Erik Broman, Broker**  
broman@realtec.com

970.229.9900

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