

# \$1,725,000 - 2028 N Whitcomb Street, Fort Collins

MLS® #7571840 RE COLORADO Listing Office: Mason & Morse Ranch Company

**\$1,725,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 10 Acres

N/A, Fort Collins, CO

Whitcomb Acreage consists of 9.5 acres of multizone acreage, prime for development or special use. Historically and currently an equestrian boarding/training facility. The property is mostly open area with a few buildings that may or may not be of use to the new owner including a large wood framed, tin roof and sided structure that may have use for covered storage. There is an older home that is largely remodeled located in the northwest corner of the property, which could possibly be sectioned off. Most of the other structures and horse pens will be obsolete for the transitional use.

The adjoining property to the East and the South is owned by the City of Fort Collins and currently used as a Native area. The current owner is willing to work with buyer to remove some of the existing fencing and small structures. The zoning is as follows: Recreational 6.0 acres, Com/Residential 2.52 acres and Mobile Home Park 1.0 acre. The neighborhood currently consists of commercial uses such as an existing storage facility, wholesale plant and tree nursery, landscape operation and solar facility. The property borders land owned by the City of Fort Collins on the east and south property lines as native areas.



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**Listing Courtesy of Mason & Morse Ranch Company**

## Essential Information

MLS® #	7571840
Price	\$1,725,000
Bathrooms	0.00
Acres	9.52
Type	Commercial Sale
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	2028 N Whitcomb Street
Subdivision	N/A
City	Fort Collins
County	Larimer
State	CO
Zip Code	80524

## Exterior

Lot Description	Borders Public Land, Infill, Level, Subdividable
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## Additional Information

Date Listed	May 27th, 2025
Zoning	Recre., Comm., Resid., MH

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