



959 South Kipling Parkway, Suite 200
Lakewood CO 80226
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For Sale

Greenhouse Facility and Retail Store

Date Posted: August 25, 2023

Location: 900 N. Taft Hill Road, Fort Collins, Colorado

Please Contact

John Beldock

JBeldock@ecobroker.com

303-810-8595

See complete listing details here:

<https://www.loopnet.com/Listing/900-N-Taft-Hill-Rd-Fort-Collins-CO/29208643/>

\$6.4M, owner carry, \$1/SF/MO lease options, and other creative solutions. Please call 303-810-8595 to discuss win-win-win solutions.

Calling for highest-and-best written property purchase, lease-option, cash... offers by 5 PM (MT) August 31, 2023 Please call listing agent directly, at 303-810-8595, for any additional support documentation you may not already have. Please provide preferred financing and Buyer/Lessee qualifications with your highest-and-best offer. Listing agent will provide email/text acknowledging receipt of all written offers received by 5 PM on August 31. Please tender written offers which leave the seller until 5 PM (MT) September 5 (the day after Labor Day) to review, respond, and select preferred offer.

Please note: Seller will consider cash purchase, lease-purchase, and other owner-carry options in written offers received by the 31st. Please call listing call agent at any time (on 303-810-8595) for more details on property assets, preferred financing options, and any other support information you need.

Leasing Options: \$1/SF/Mo.; yet bring your best leasing offer, and the owner is open to considering all reasonable terms. U.S.D.A. Certified Organic Indoor Greenhouse Facility, retail store, historic water rights, current leased space revenue with flexibility (pursuant to buyer preference). The property is optimized for regenerative agriculture, biodynamic practices, and other sustainable, world-class, organic farming and production. The organic greenhouse facility is versatile enough to accommodate: cut flower production, mycology production, bedding plant production, food and wellness crop production, research and development with plant growth trials, genetic research, and a wide variety of agricultural and horticultural research and development. The research, development, and operations facilities are within minutes of the main campus of Colorado State University and downtown Fort Collins, on the southern side of the Cache la Poudre River; the facility and its owner/operators have long-standing relationships with University faculty, researchers, staff,

and the community; community wellness classroom/seminar and research space, hail-resistant greenhouse roofing retrofits, extensive water rights (ditch shares), live/work/learn/wellness setting.

The facility is a CSU-alumnae success story. The facility serves as an exemplary organically certified hemp industry greenhouse for visiting regulatory officials and researchers from 25+ states and internationally; natural lighting and horticultural innovations throughout, with alternative "highest-and-best" wellness and other uses within reach.

The owner welcomes all reasonable offers and is open to considering viable, partial owner-carry solutions; the facility/property has historically qualified as collateral for SBA and other institutional financing, and is ready for its next generation of wellness and other societally contributing entrepreneurs. Showings welcome by appointment only; interested parties, please schedule your showings today by contacting the listing broker directly at 303-810-8595.