



Offered by: Madelon C. Wecker
Phone: 720-498-9909
Email: cofsbo@outlook.com
Website: www.coloradofsboservices.com



Historic Arthur House

334 EAST MULBERRY STREET

Fort Collins, Colorado 80524



STUNNING STAND-ALONE PROPERTY IN OLD TOWN



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This excellent sale offering at The Arthur House has rare parking availability and a layout perfect for commercial or residential uses. This stunning property totals 4,130 SF on three levels above grade which function as 5 residential apartment units. The basement level could be used for storage, assembly, work space, or could be dug out and added to the livable/rentable square footage. The site provides monument signage and is right at the center of activity providing excellent exposure for a business. This historic mansion is zone NCB and has had other uses in the past and is complete with up to 21 private parking spaces plus on-street parking. An ADA accessible ramp is located on the side the building and the house could be retrofitted to become ADA compliant. This property is truly a rare offering for residential apartment units or adapt it to fit your needs.





Location Location Location

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Old Town

Arthur House

CSU

The Arthur House is conveniently located within walking distance to both Old Town Fort Collins and Colorado State University.



Architecture

4,130 sq ft
above grade



- ⇒ 1882 Queen Anne Victorian built for James and Mary Arthur
- ⇒ Locally quarried bricks (3 bricks thick on the load bearing and exterior walls)
- ⇒ Locally quarried sandstone foundation
- ⇒ Locally quarried flagstone floor in unfinished basement
 - ⇒ **Grants, loans, and tax incentives for historic properties are applicable**



Showings

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Showing Procedure

The Seller has taken great care to provide Brokers the most comprehensive information regarding this Old Town property through www.HistoricFtCollins.com, documents, and videos. We are committed to the tenants' privacy, and enjoyment of their homes, therefore, you may walk or drive-by but do not step foot on property or disturb tenants unless accompanied by owner.

In order to reduce unnecessary showings, we have adopted 2 criteria for the first showing:

1. Buyer has a demonstrated need for a \$1.499m+ Old Town property with 21 parking spaces located on a busy street, Mulberry street and has provided documentation and/or Letter of Intent.
2. Buyer has the wherewithal to purchase a \$1.499m+ property and can provide documentation.

Currently "first" showings are restricted to exterior, common areas, and unoccupied units. We have had to put showing limitations in place as a large number of people just want to see inside an interesting old building; without any serious intention of buying. Interested parties are also encouraged to peruse our YouTube channel, websites, and floorplans.



Non-buyer limited showings for curiosity's sake may be possible, please contact us and let us know that you are NOT buying, but are interested in the Arthur House.



May be Included in Sale: Many furnishings; owner/tenant belongings excluded

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Furnished units offer convenience and flexibility for 1-12 month leases.

4 Queen beds with frames

Living room furniture for 4 apartments

Cooking necessities and utensils for 4 apartments

2 Queen mattresses in Lofts

4 Smart TVs with AntennaTV

4 Kitchens stocked with dishes
4 Toasters

Full Bed with Frame

Artwork and décor for 4 apartments

4 Drip Coffee Makers

New American Standard Cadet Toilets

Kitchen furniture for 4 apartments

Complete New Sewer Line

4 Microwaves

New Washer and Dryer

New A/C units

4 Desks with chairs for at-home study or work

New GAF Architectural Lifetime Roof

Each Unit is Wired for Highest Speed Xfinity (Gig Speed)



NCB Zoning

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The Arthur House's mixed use zoning NCB allows for Residential Multi-unit, office, some retail and service uses, Bed and Breakfast. Blocks from dining and entertainment in Old Town and Colorado State University, this home is amazing as well with its rich history and has also been home to CSU students since the 1920s. Some updates include kitchens and baths, electrical, plumbing, complete new GAF architectural lifetime roofing system and complete new sewer line. Some potential uses for the Arthur House (NCB Zoned) include:

- Small medical or dental facility
- Commercial use on main floor with residential on upper floors
- Bed and Breakfast or Hostel
- Apartments
- Condominiums
- Single Family Home
- 2 or 3 Condos with a Shared Garage in Parking lot with a rental (above) to pay for property taxes, etc.
- Offices (Layouts available)

What makes the Arthur House different?

- Parking
- Established rental with Certificate of Occupancy
- Could be designated a Historical Building and eligible for Federal, State, Local grants and loans





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Past businesses, Area properties, Future businesses



Current Use:

- 5 furnished residential units with Certificate of Occupancy

Past Uses:

- Single Family Home
- Fraternity House
- Senior Living residences
- Office space
- Restaurant
- Salon
- Real Estate Office
- Real Estate Title Office
- Mixed Use Office and Service industry

Future Use:

- Continue current furnished rentals
- Shorter term furnished units (3-6 months) with all-inclusive lease rates
- Owner-occupied Bed and Breakfast
- Mixed Use of Commercial on 1st floor and Residential on upper floors
- Zoned NCB offers flexibility for other permitted uses



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Community Development & Neighborhood Services
 281 N. College Ave
 Fort Collins, CO 80522-0580
 Phone: 970-221-6760 Fax: 970-224-6134

Certificate of Occupancy

This certifies that at the time of issuance, the building identified below was inspected and found to be in compliance with applicable ordinances regulating building construction and use in the city of Fort Collins, Colorado. This Certificate must be conspicuously displayed in all buildings other than dwellings.

Building Address: 334 E MULBERRY ST
Permit Number: UA1100055
Building Use(s): RES-- 3-6 UNIT BLDG
Use Zone: NCB - NEIGHBORHOOD CONSERVATION - BUFFER DISTRICT
Occupancy Classification:

Owner: DAVIS, RONALD A
 2519 S SHIELDS ST 105
 FORT COLLINS, CO 80526

Conditional Provisions: Construction reviewed under IRC Code

Work Description: PERMIT TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR A FIVE (5) PLEX

Building Official: Michael W. Gebo

Peter Bauer

 Authorized By

9-29-11

 Date



The Block



- Duplex Properties
- Other Apartment rentals
- Mixed use Apartments/Service offices
- Owner occupied rentals
- Commercial Office space



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Parking

14,500 sq ft lot

Private Parking Asphalt Lot with 21+ spaces, a rare find in Old Town. Driveway is accessed by both East Mulberry and Peterson Streets.

