

1422 Emery Ct

Longmont, CO 80501



FOR SALE

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BellStreet

For Sale

1422 Emery Ct Longmont, CO 80501



Property Description

Introducing a prime investment opportunity in the vibrant Longmont area. This multifamily gem is comprised 3 units ideally paired with their own garage. Built in 1982, the property offers a solid foundation for prospective investors seeking a valuable addition to their portfolio. Property has a new roof and a new boiler. Don't miss this great opportunity for this affordably priced investment property!

Property Highlights

- - 1,764 SF building with 3 units
- - Built in 1982
- - New Roof and new boiler
- - Well-maintained and established
- - Desirable location in Longmont, CO
- - Potential for modern updates and enhancements
- - Strong investment opportunity

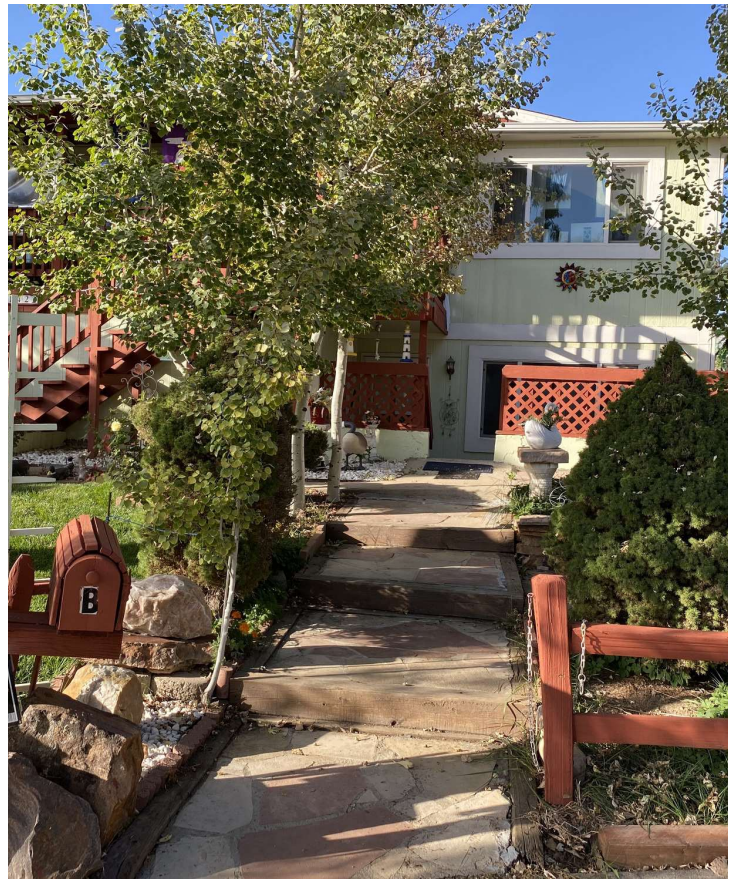
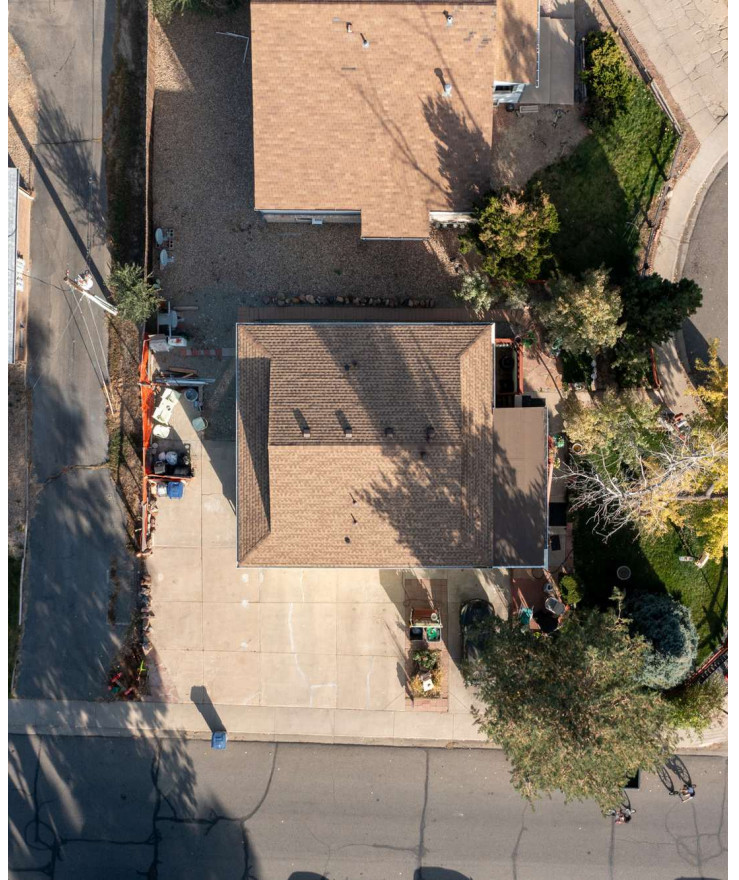
Offering Summary

Sale Price:	\$690,000
Number of Units:	3
Lot Size:	5,718 SF
Building Size:	1,764 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	895	2,132	7,564
Total Population	2,258	5,431	18,876
Average HH Income	\$91,295	\$91,184	\$95,823

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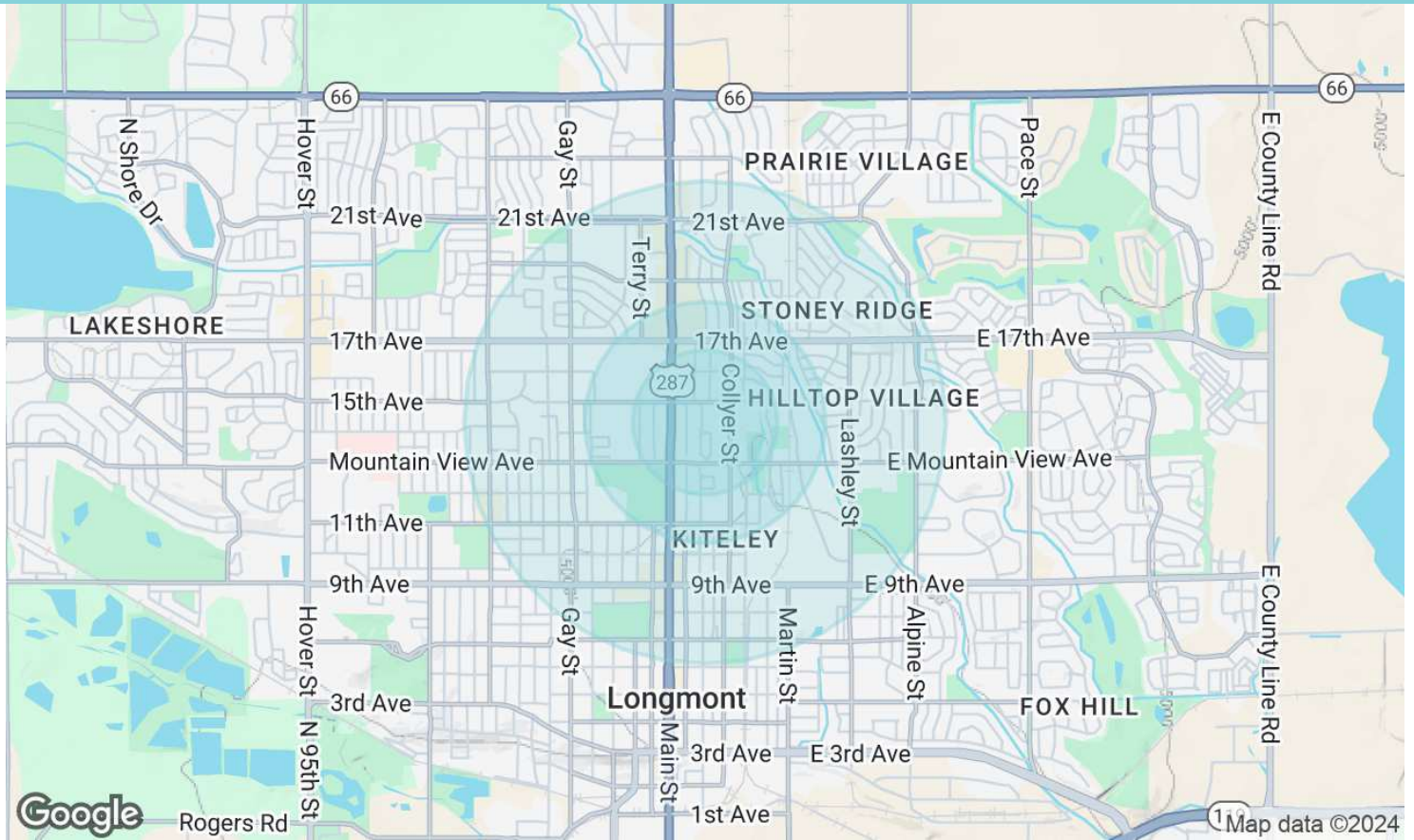


Google

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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,258	5,431	18,876
Average Age	38	39	40
Average Age (Male)	37	39	39
Average Age (Female)	39	40	41

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	895	2,132	7,564
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$91,295	\$91,184	\$95,823
Average House Value	\$398,741	\$406,731	\$483,648

Demographics data derived from AlphaMap