

9.75% TIC OWNERSHIP FOR SALE

PRIME COMMERCIAL OPPORTUNITY IN LONGMONT, CO

2060 N Main St., Longmont, CO 80501



PROPERTY TYPE

Retail

BUILDING SIZE

6,108 SF

LOT SIZE

0.72 Acres

YEAR BUILT

2003

NOI

\$14,680 annually

ASKING PRICE:

\$209,000 (7% CAP)

DEMOGRAPHICS (1-MILE RADIUS)

Population: 18,000+

Average Household Income:

\$75,000 Daytime Employees: 5,000+

KEY FEATURES

- 15 Year Triple Net Lease!
- 5.9% current ROI increasing to 7.1% by the end of the lease!
- Built in 10% rent increases every 5 years
- Excellent visibility on Main street (Hwy 257)
- Ample parking on-site (24 spaces)
- Close proximity to shopping centers, restaurants, and residential homes

LOCATION HIGHLIGHTS

- Easy access to HW 66 and I-25
- Surrounded by National retailers and local businesses
- Strong economic development

CONTACT US

Commerce Property Solutions, LLC
256 N Orem Blvd. Orem, UT 84057

Mitch Armstrong

801-616-7667 (c)
mitch@com-prop.com

