

# 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

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