

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

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

ASKING PRICE:

\$209,000 (7% CAP)

DEMOGRAPHICS (1-MILE RADIUS)

Population: 18,000+
Average Household Income:
\$75,000 Daytime Employees: 5,000+

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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