

SINGLE/MULTI FAMILY HOME SITE AVAILABLE

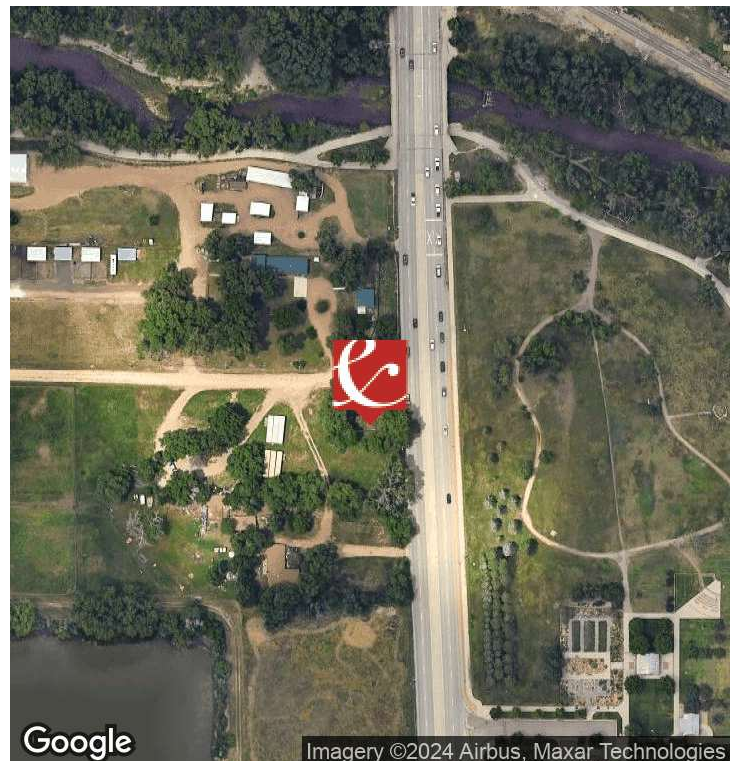
139 Hover St., Longmont, CO 80501

FOR SALE



PROPERTY HIGHLIGHTS

- Offered at \$470,000.00
- 1.6 Acres
- Zoning A - Agricultural (Boulder Co) - medium density residential designation in Longmont Comprehensive Plan
- 22' deep well and City of Longmont Water Tap
- Cushman ditch rights
- Short walk to Boulder County Fairgrounds
- Contiguous to over 200 acres of city parks and adjacent to the 8 mile St. Vrain Greenway Trail
- Mountain views



CHARLES NUSBAUM

303.454.5420

cnusbaum@antonoff.com

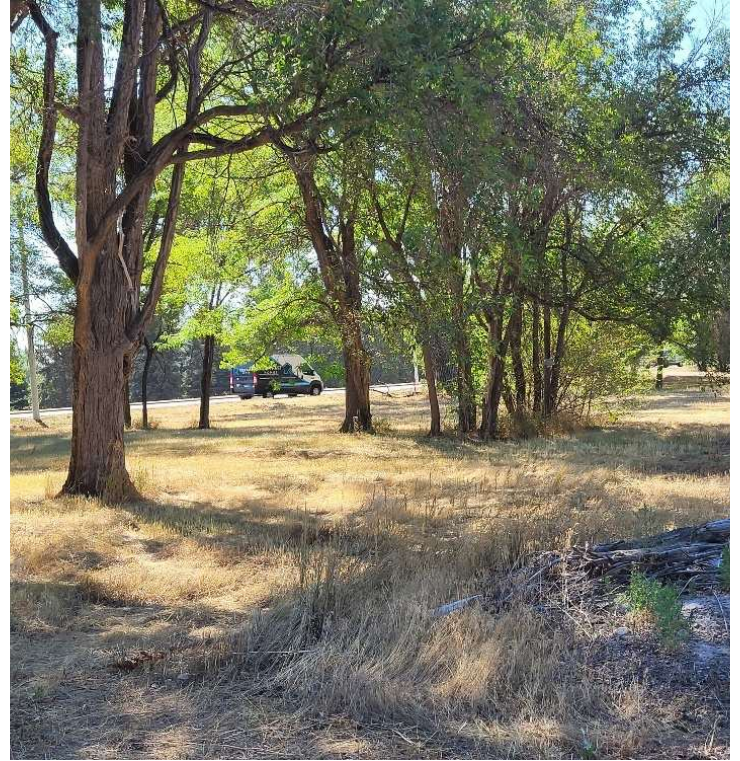
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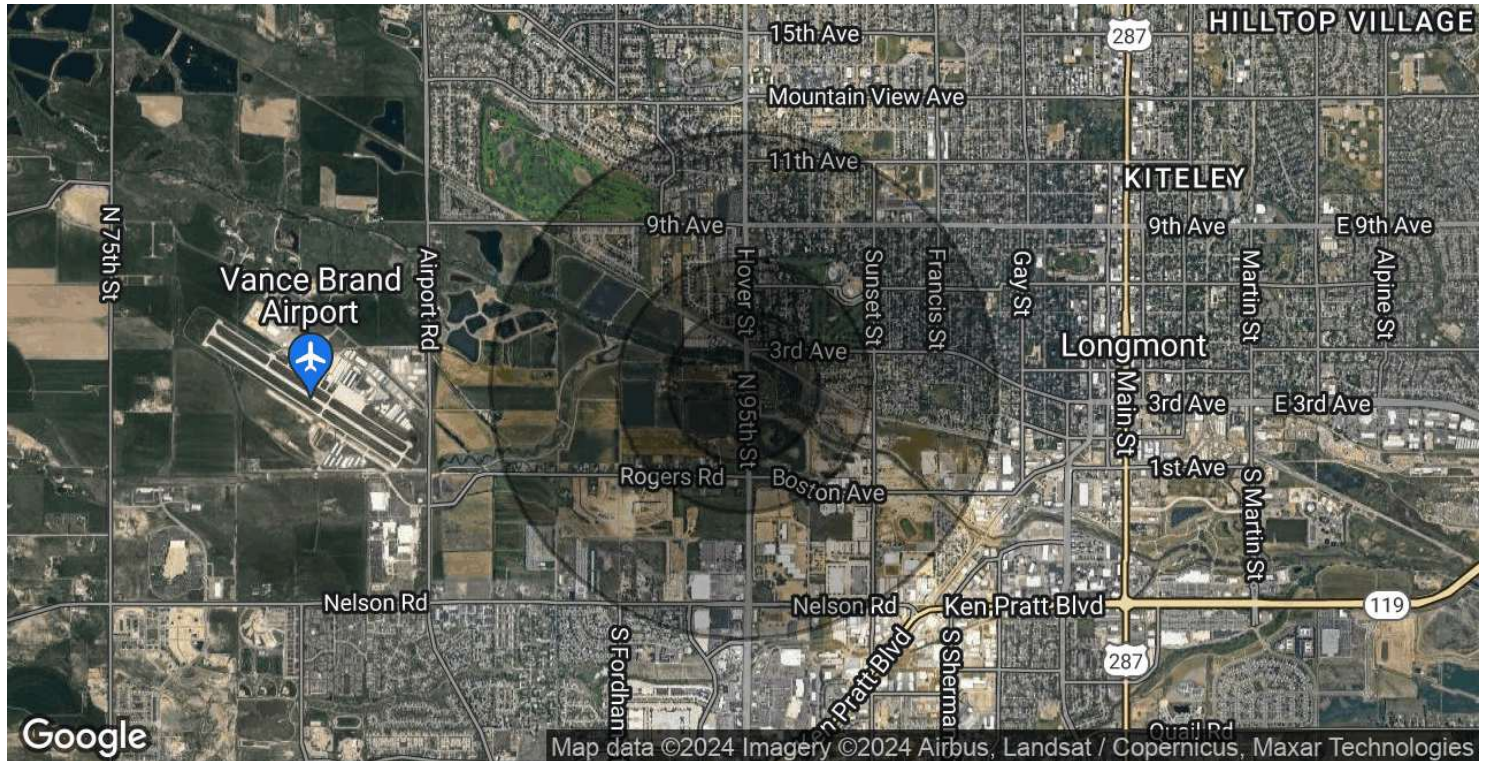
Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

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TRAFFIC COUNTS

95th St. N of Hover St	41,576/vpd
Hover St. N of Bruce Pl.	36,734/vpd
3rd Ave. N of Hover St	35,655/vpd

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	6,925	81,342	106,826
2023 Households	3,040	32,243	41,792
Average Household Income	\$110,052	\$103,352	\$109,302
Businesses	193	4,350	5,105
Employees	2,172	34,637	39,791

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