



RETAIL/OFFICE CONDO ON MAIN ST  
**FOR SALE**  
 625 Main St. Louisville, CO 80027

### PROPERTY HIGHLIGHTS

**Located near the corner of Main and Pine Street**, this retail / office condo offers prime visibility for signage, making it an ideal spot to attract customers. Its position near downtown Louisville’s vibrant restaurants and boutique shops ensures a steady flow of foot and vehicular traffic. Whether you’re launching a new venture or expanding an existing business, this location delivers unmatched convenience and exposure. The property is equipped with on-site parking behind the building, and a free public parking lot directly across the street. This condo unit includes a glass conference room, multiple private offices, open bullpen space and a bathroom with a shower. With its blend of high visibility, prime location, and modern amenities, this retail space is ready to elevate your business to new heights.

Suite 1A	2,135 RSF
Sale Price	\$1,300,000
2024 Property Taxes (Est)	\$17,885
Zoning	CC
Annual OA Dues (Est)	\$7,524
Parking	7 on-site spaces



- Storefront windows
- On-site parking
- Near restaurants
- Storefront signage
- Near bus route
- Showers

FOR MORE INFORMATION



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## PROPERTY PHOTOS - 1A



For a complete disclaimer, please see page one of this brochure.

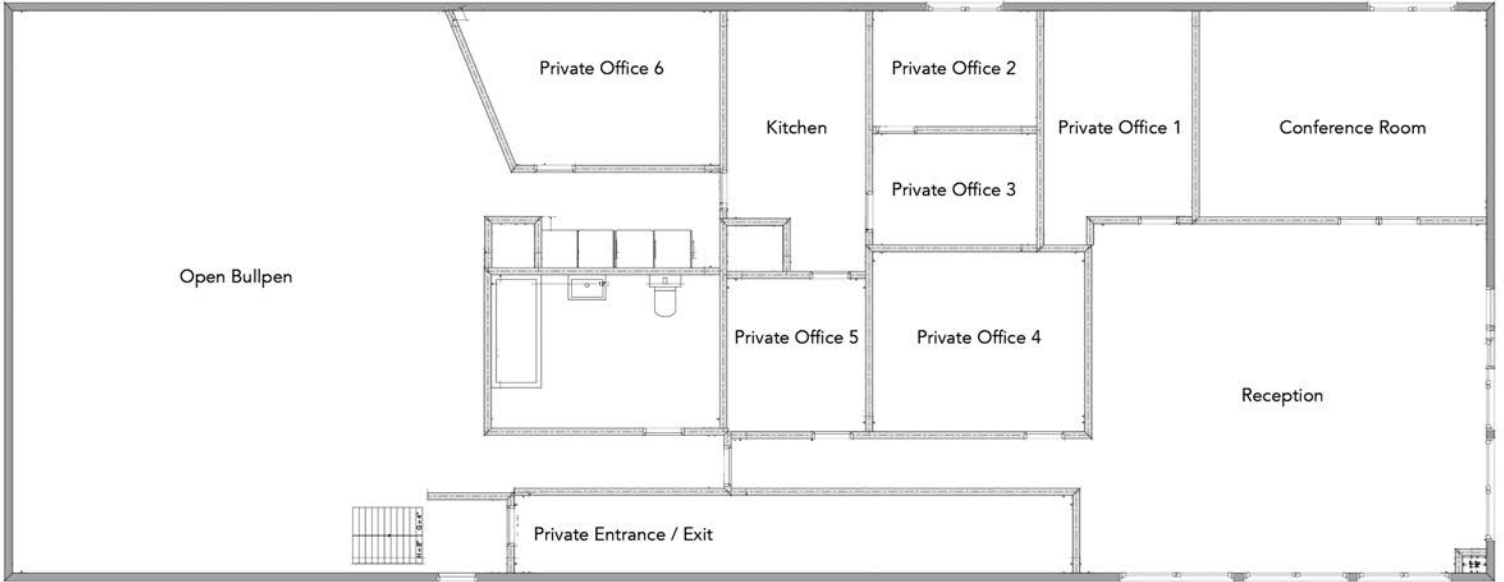


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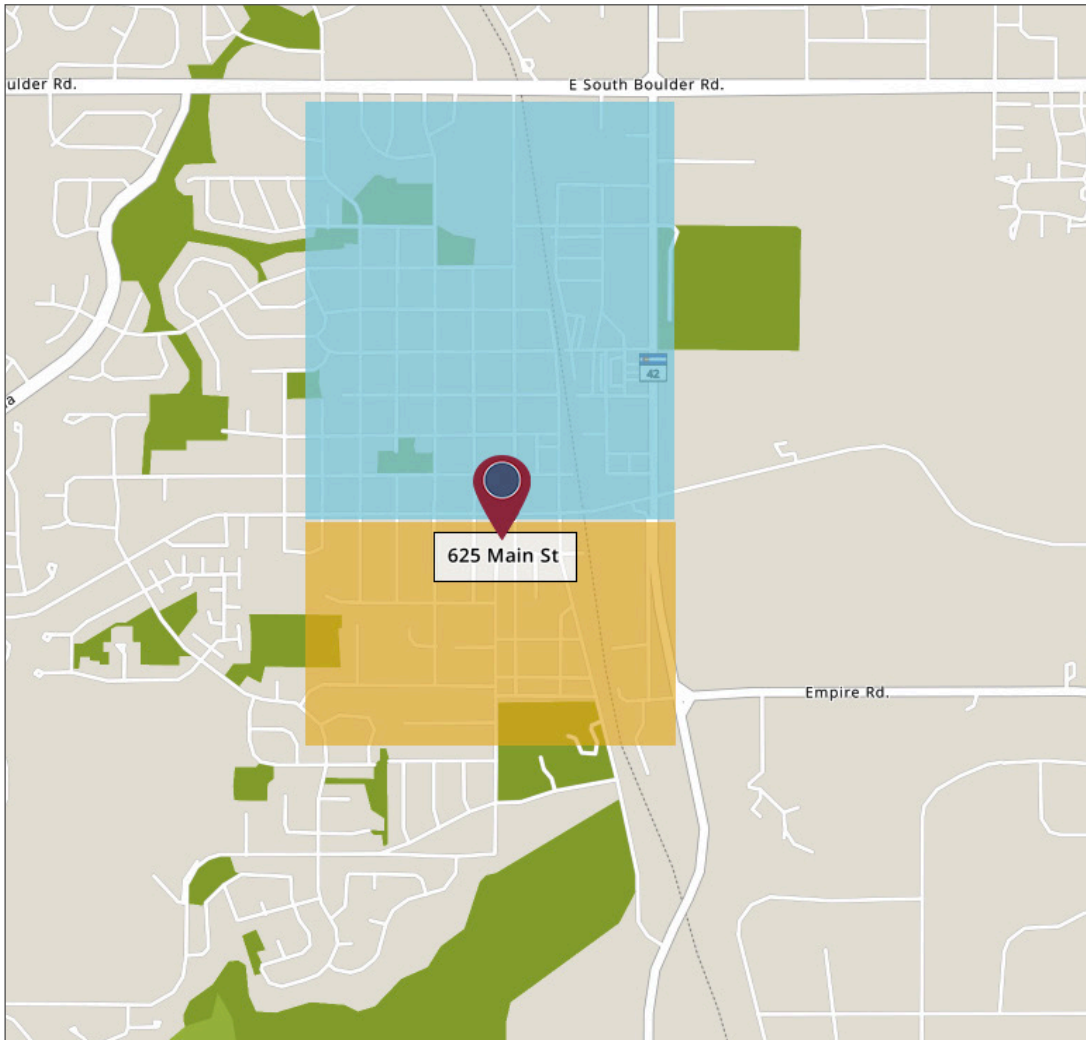
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## PROPERTY FLOOR PLAN - 1A



## PROPERTY LOCATION



For a complete disclaimer, please see page one of this brochure.