

OFFICE/RETAIL BUILDING FOR SALE OR LEASE

**418 COFFMAN
LONGMONT, CO 80501**

Size: 5,276

Zoning: Office/Retail

Rate: \$14.50 NNN

Sale Price: \$1,350,000

ON THE GROUND FLOOR

We don't just mean that this owner-occupant building is single story, because there's more to this ground level building... so, let's dig in! First up, there's the well-grounded floor plan with a nice mix of private offices and open space. Next, there's the updated kitchen and bathrooms, and the quick access to Main Street. But, that's hardly it. If you've had your ear to the ground, you know Coffman Street is poised to be Longmont's next big thing. It'll have protected, landscaped space for foot traffic, dedicated lanes for cyclists, and lead straight to the brand new 1st and Main Transit Center. Sounds like a happy hunting ground for your next adventure! Have we run this idiom thing into the ground?

PROPERTY HIGHLIGHTS

- Ground-level office/retail space
- Kitchenette and bathrooms recently updated
- Frontage along the Coffman Street Mobility improvement project
- Reception, single offices, meeting room space
- Bonus storage space in basement



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