



1602 LONGMONT

1602 9th Ave.
Longmont, CO 80501



Everly -
Montgomery Field

Warren Ave

Warren Ave

1602 9th. Ave

Left Hand Church

United Church of
Christ of Longmont

9th Ave

9th Ave

Sunset St

Francis St

INVESTMENT SUMMARY

RE/MAX Leaders-Commercial, on behalf of the Owner, is pleased to offer for sale 1602 9th Ave, a Special Use property conveniently located in Longmont, CO. 1602 is strategically located on 9th Ave, with high traffic count. The center is currently owner-user-occupied and will be vacated upon sale. The subject property sits on 1.23 acres, was built in 1945, and consists of approximately 22,274 SF. The building construction is frame/stucco with approx 48 total parking spaces. 1602 is zoned multi-family R-3 but is currently being used as an Energt Arts Training Center and was previously used as a church.



PROPERTY SUMMARY

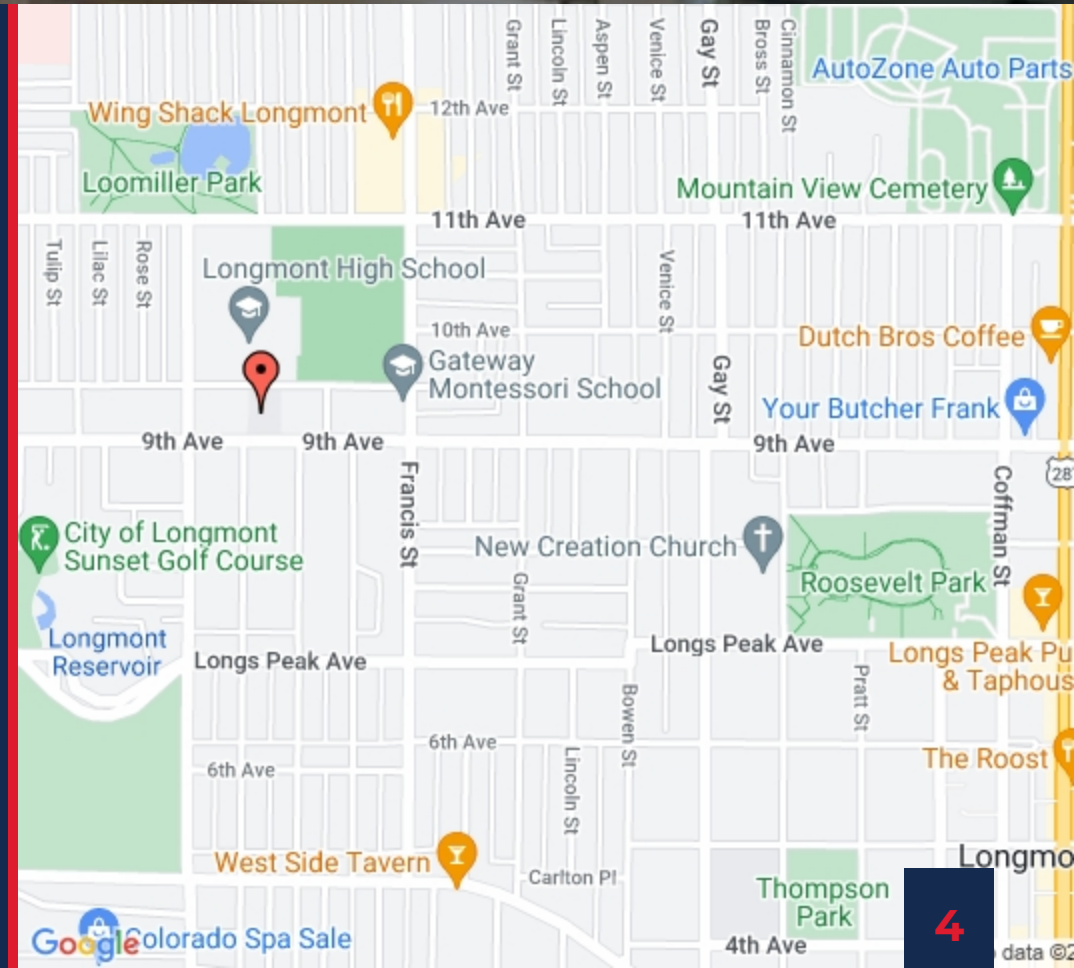
Offering Price	\$2,095,000
Building SqFt	18,346 SqFt
Year Built	1945
Lot Size (acres)	1.23
Parcel ID	1205-33-4-38-005
Zoning Type	Residential
County	Boulder
Frontage	0.00 Ft
Coordinates	40.174461,-105.119699





INVESTMENT HIGHLIGHTS

- Two Ingress/Egress Points.
- High-performing 9th Ave with excellent visibility.
- Perfect Owner-User opportunity.
- Sanctuary that seats 400 people.
- Classrooms, private offices, cafeteria.
- Zoning permits multi-family, daycare, churches.
- 3Bedroom 2Bathroom house included on property.





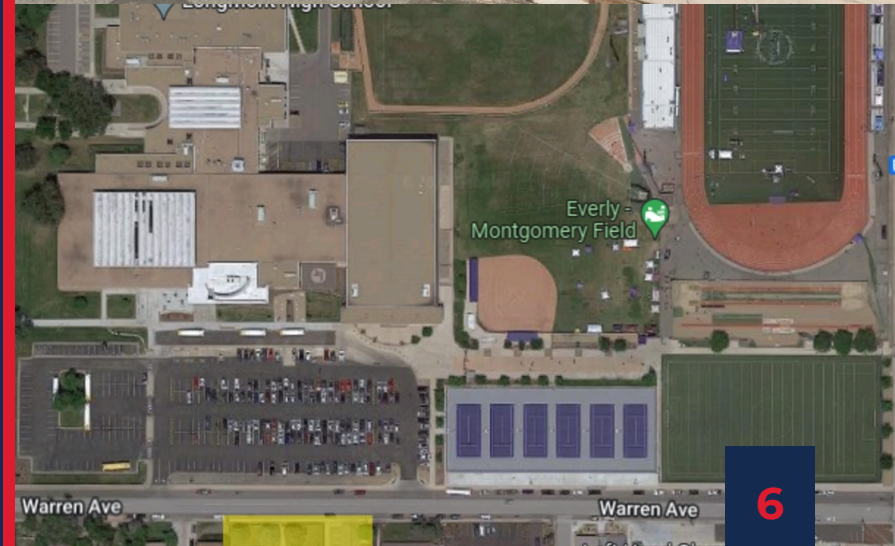
ngmont Highschool

Warren Avenue

9th Avenue

LOCATION HIGHLIGHTS

- Located on 9th Ave, a major thoroughfare and premier location in the submarket.
- One of the fastest growing cities in Colorado.
- Dense Residential Neighborhood.
- Across from Longmont High School.



CITY OF LONGMONT

COUNTY BOULDER

INCORPORATED 11/14/1885

AREA

CITY 30.4 SQ MI

LAND 28.8 SQ MI

WATER 1.6 SQ MI

ELEVATION 4984 FT

POPULATION

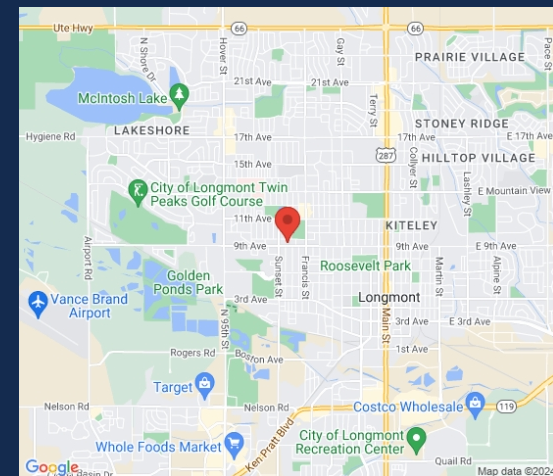
POPULATION 98,885

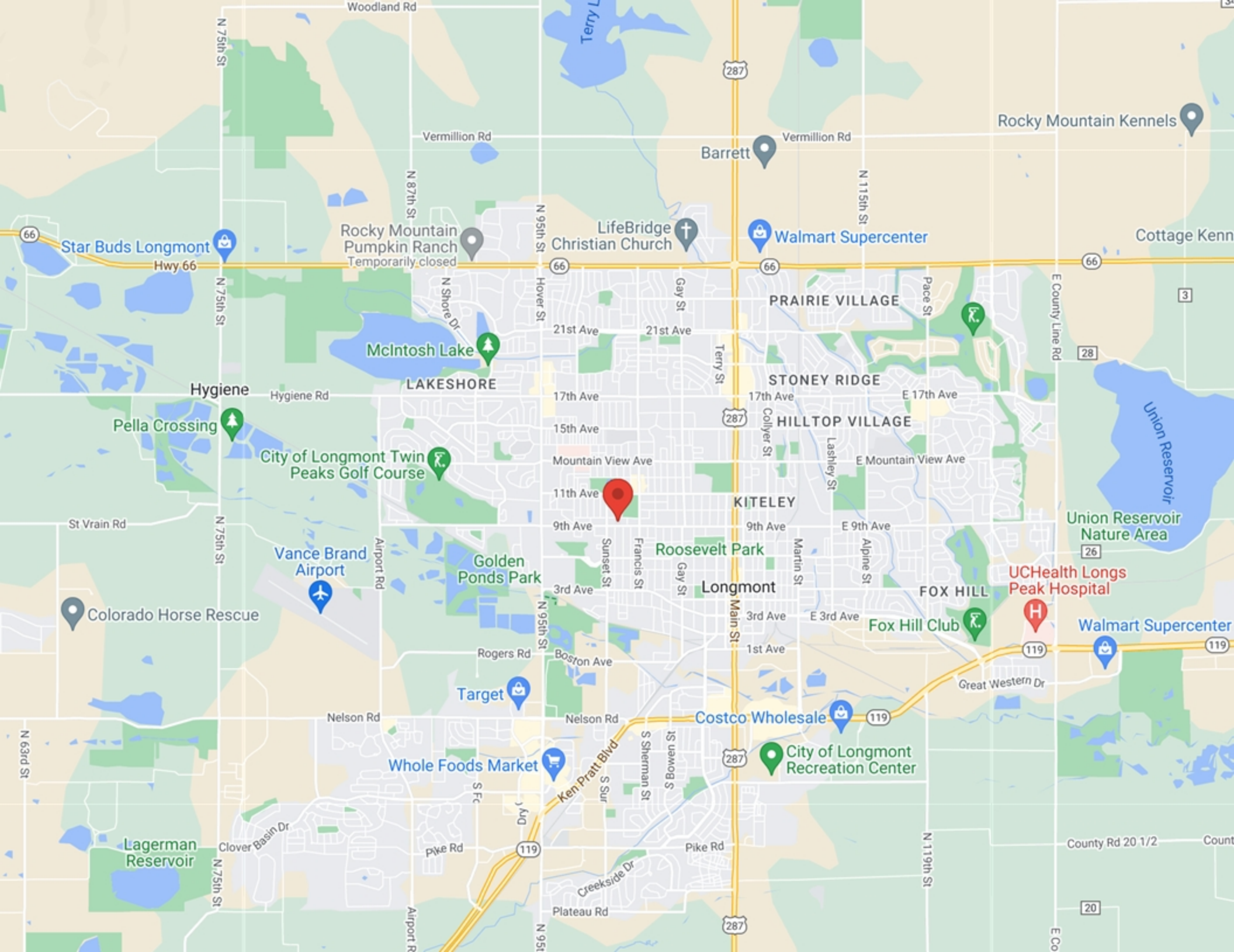
DENSITY 3,381.70 SQ MI



ABOUT LONGMONT

Longmont, Colorado, located within Boulder County, is a city with 22 square miles, more than 300 days of sunshine and a spectacular vista of the Rocky Mountains. Longmont sits at an elevation of 4,979 feet above sea level. With more than 1,500 acres of parks and open space, Longmont is perfect for outdoor enthusiasts. Longmont is also home to several high-tech companies and a vibrant restaurant scene. It is conveniently located 37 miles from Denver, 16 miles from Boulder and 30 miles from Rocky Mountain National Park.





Rocky Mountain Kennels

Barrett

Star Buds Longmont

Rocky Mountain Pumpkin Ranch
Temporarily closed

LifeBridge Christian Church

Walmart Supercenter

Cottage Kenn

66

Hwy 66

66

66

66

N 75th St

N 87th St

N 95th St

287

N 115th St

E County Line Rd

28

3

PRAIRIE VILLAGE

STONEY RIDGE

HILLTOP VILLAGE

Hygiene

Hygiene Rd

Pella Crossing

City of Longmont Twin Peaks Golf Course

McIntosh Lake

LAKESHORE

287

KITELEY

Union Reservoir Nature Area

26

St Vrain Rd

N 75th St

Vance Brand Airport

Golden Ponds Park

Roosevelt Park

Longmont

FOX HILL

UCHealth Longs Peak Hospital

Walmart Supercenter

Colorado Horse Rescue

Rogers Rd

Target

Whole Foods Market

Costco Wholesale

City of Longmont Recreation Center

119

119

N 63rd St

Nelson Rd

Nelson Rd

Costco Wholesale

119

Lagerman Reservoir

Clover Basin Dr

Pike Rd

119

Ken Pratt Blvd

S Sur

S Sherman St

S Lowell St

Pike Rd

Plateau Rd

287

N 119th St

County Rd 20 1/2

20

E Co

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE RE/MAX LEADERS ADVISOR FOR MORE
DETAILS.**

EXCLUSIVELY PRESENTED BY:



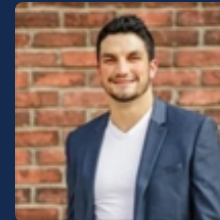
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