

651 8<sup>th</sup>  
AVENUE

LONGMONT, CO 80501

OWNER FINANCING  
AVAILABLE!

OFFERED AT  
**\$569,000**

BUILDING SIZE  
**995 SF**  
.06 Acres

TYPE  
**RETAIL/OFFICE**

ZONING  
**MU-D**  
MIXED-USE  
DOWNTOWN

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# LOCAL LEGEND

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Some spaces just become part of the neighborhood, and this is one of them. A longtime home to a well-loved local retailer, this stand-alone building blends history, familiarity, and everyday foot traffic into one compelling opportunity. Positioned along the natural path between Roosevelt Park and downtown, with parking and undeniable charm, it's a place the community already knows—and will keep coming back to. With the Coffman Corridor enhancements boosting connectivity and flow, what comes next is set up for success.

## PROPERTY HIGHLIGHTS

- Stand-alone retail building
- On-site parking with room for up to 6 spaces
- Free street parking
- Located on quiet side street but still embedded in the downtown
- Adjacent to Roosevelt Park
- Recently completed \$17M Coffman Corridor Mobility Project serves the location with pedestrian and multi-transit access.
- Owner financing available!

**OWNER-USER  
OPPORTUNITY**

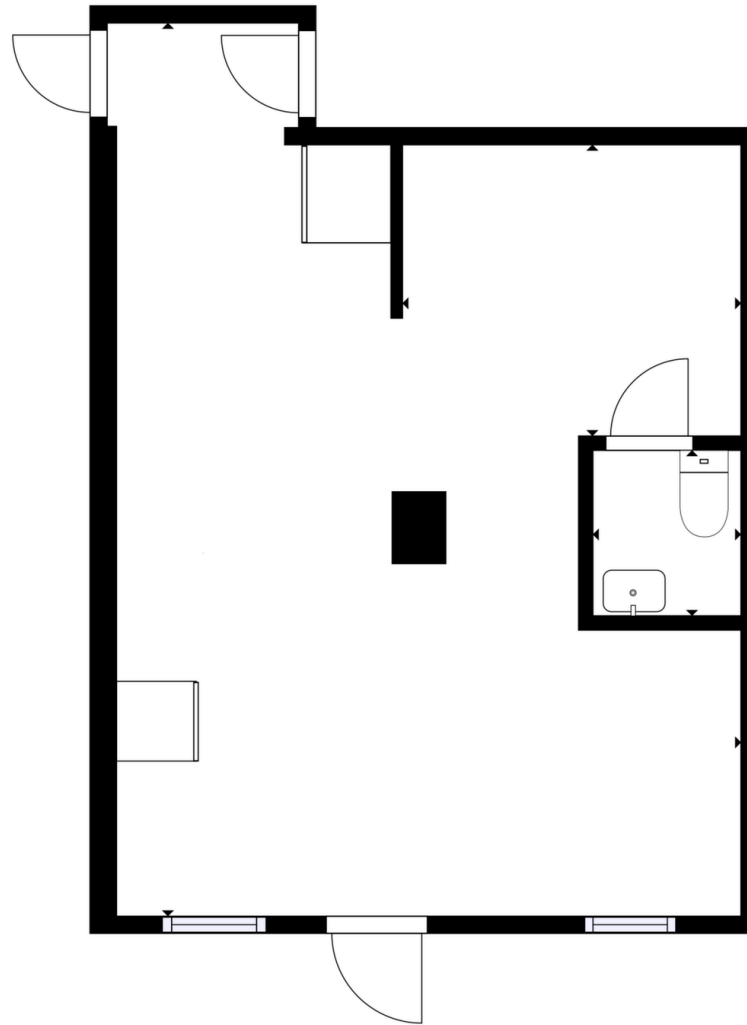
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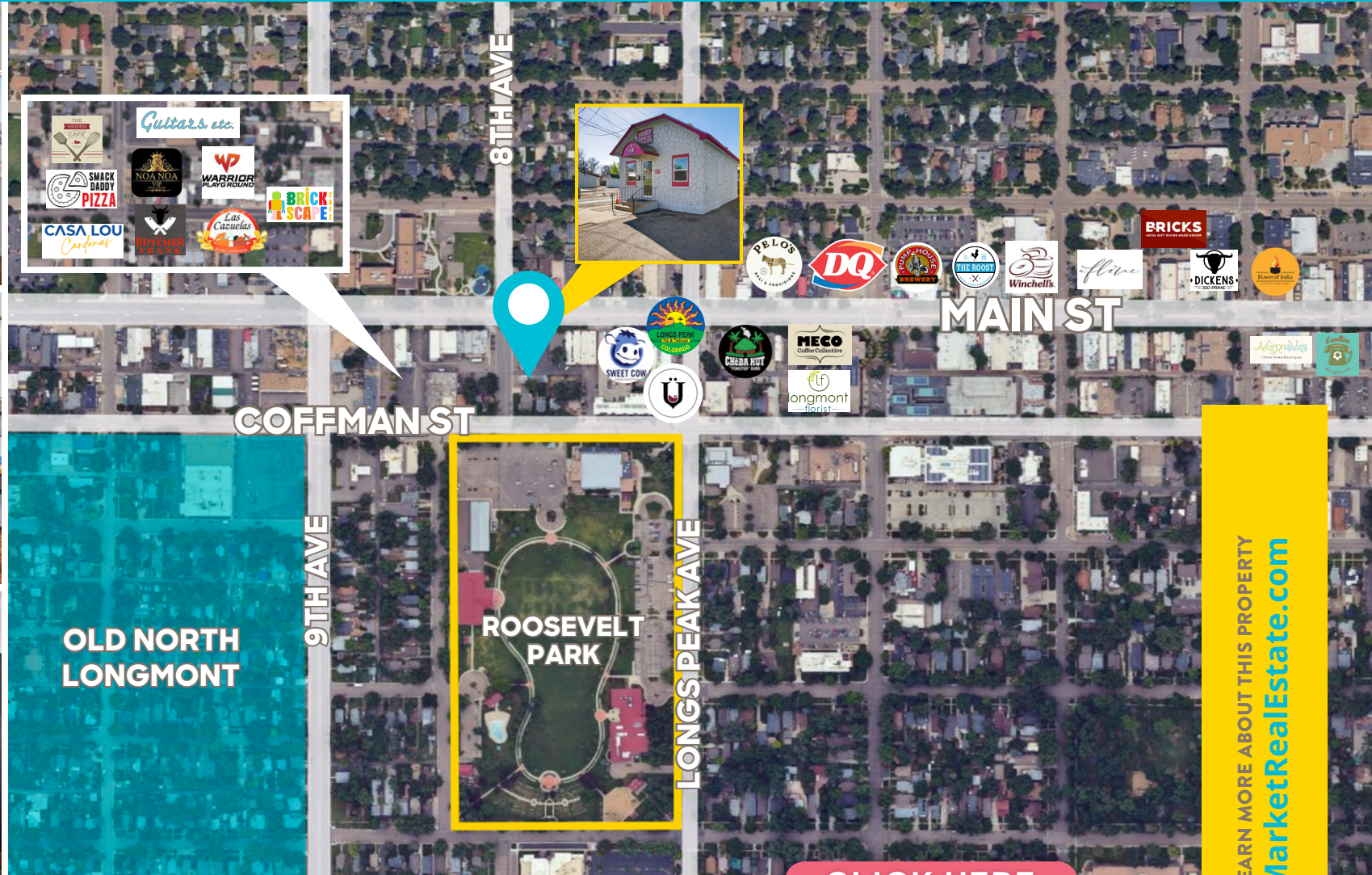
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