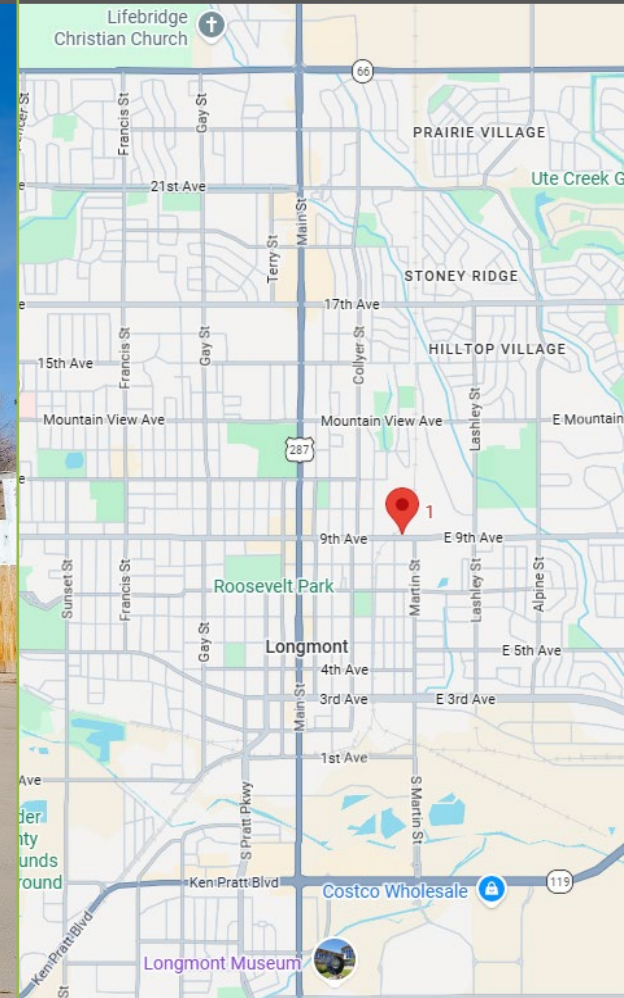


24 9<sup>th</sup> Ave Longmont, CO 80501

**kw** KELLER WILLIAMS  
PREFERRED REALTY LLC

LONGMONT, COLORADO 80501



BLACKFOOT PROPERTIES

1st Realty Associates Inc

## LONTMONG OFFICE/RETIAL

**Property Size**  
7,204 SF

**Zoning**  
MU-E



# Property Breakdown

## Property Specs

### Site Overview:

Lot Size	.27
Building 1	7,204 sf
Property Type	Office/Retail
Zoning	MU-E
Municipality	Longmont

High-quality three-story brick building in Longmont featuring a striking full-glass south elevation and strong architectural presence. South-facing orientation delivers excellent natural light. The property is well maintained and includes additional storage space behind the building.

Zoned MU-E, allowing for a wide range of commercial and mixed-use opportunities. Existing tenants are on month-to-month leases, providing flexibility for repositioning, redevelopment, or owner-user occupancy.

Under Longmont's MU-E mixed-use zoning, the property is well-positioned for **adaptive reuse and mixed-use redevelopment**, with potential for **live/work units, residential conversion, or multifamily uses** alongside commercial/office spaces, subject to municipal approval.





# Garden Level

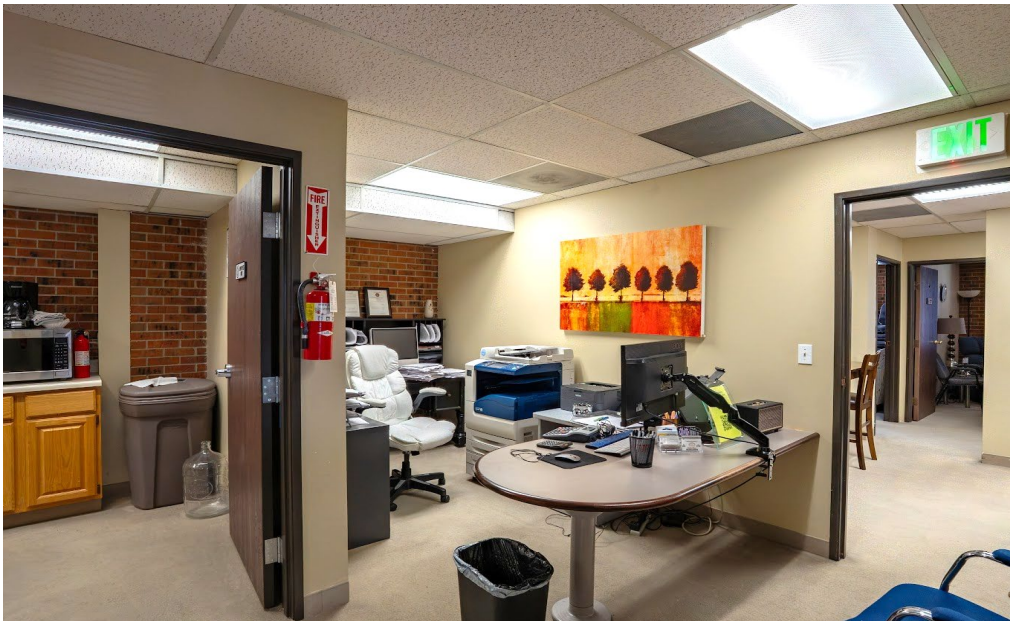


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## 2<sup>nd</sup> Floor

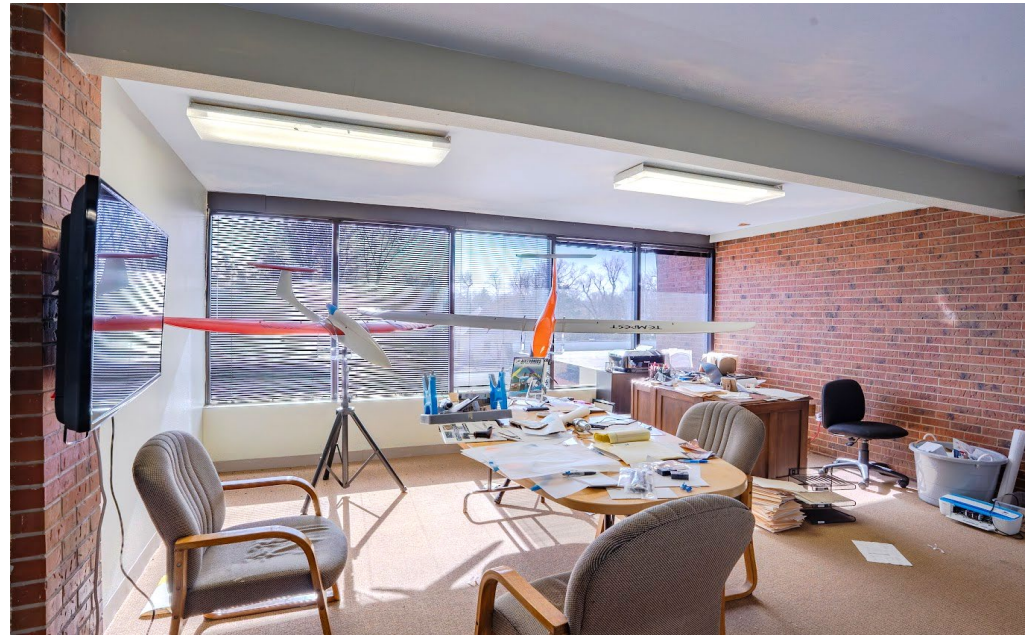


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## 3<sup>rd</sup> Floor



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# Aerial Map

## Map Overview

