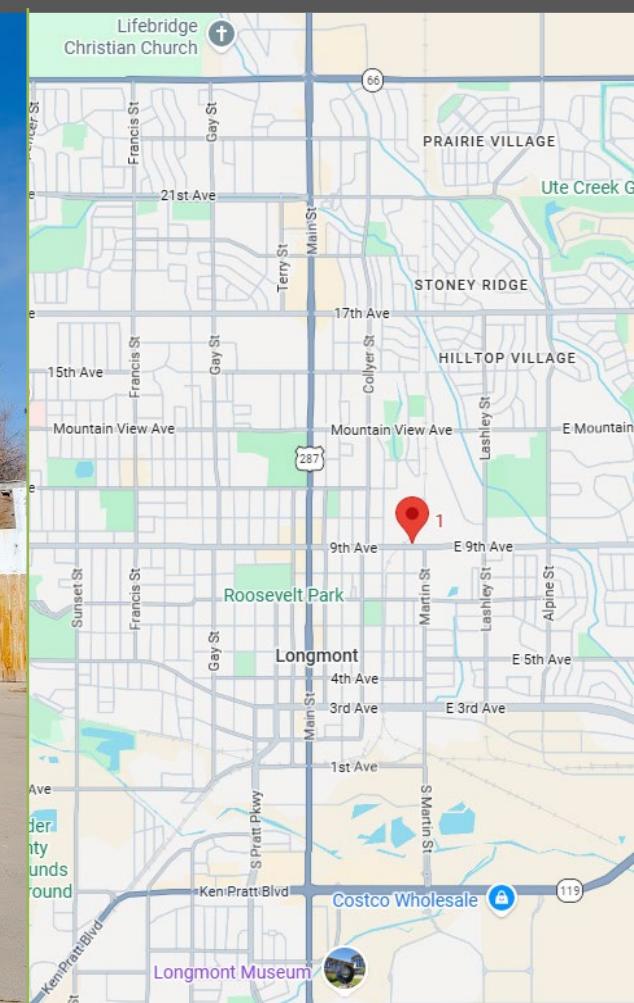


24 9th Ave Longmont, CO 80501

kw KELLERWILLIAMS.
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:

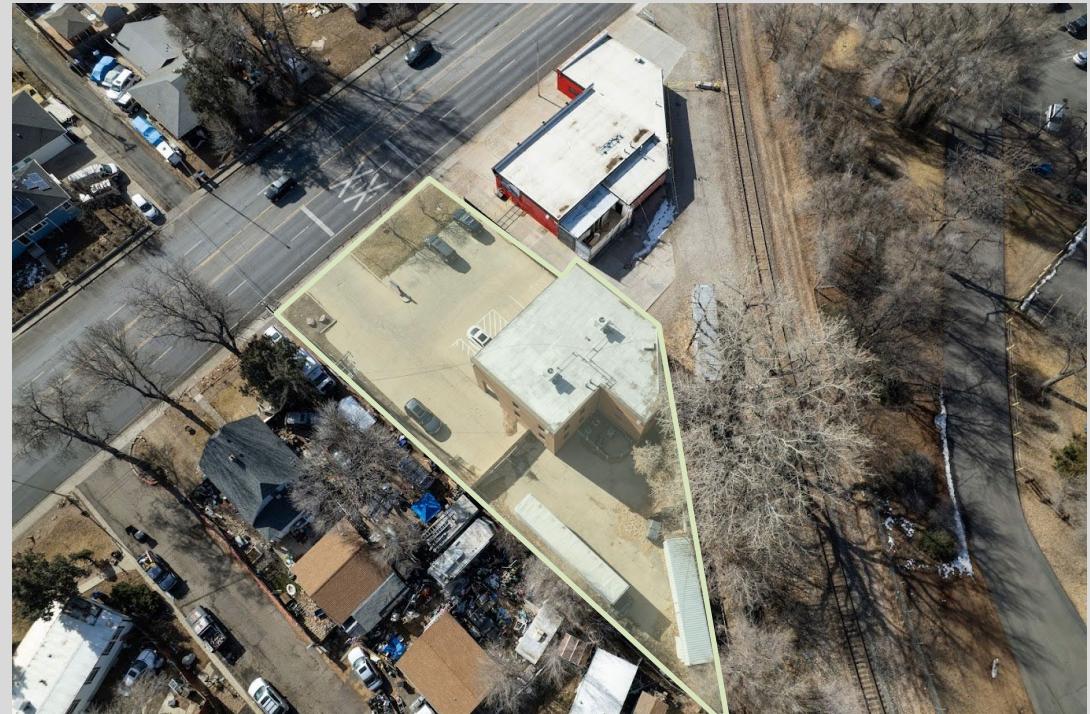
Lot Size	.27
Building 1	7,204 sf
Property Type	Office/Retail
Zoning	MU-E
Municipality	Longmont

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.

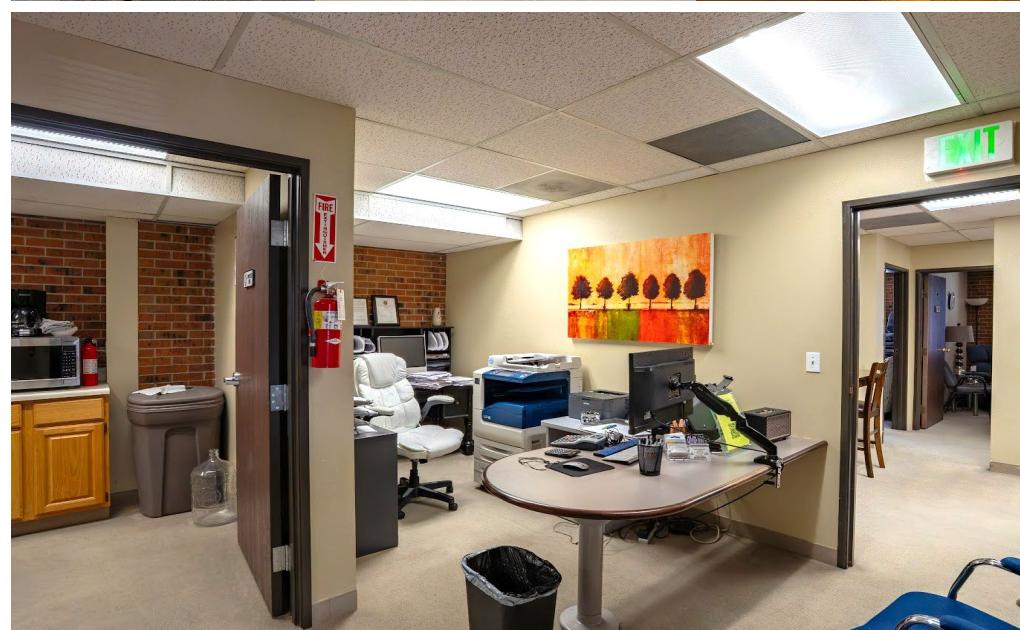
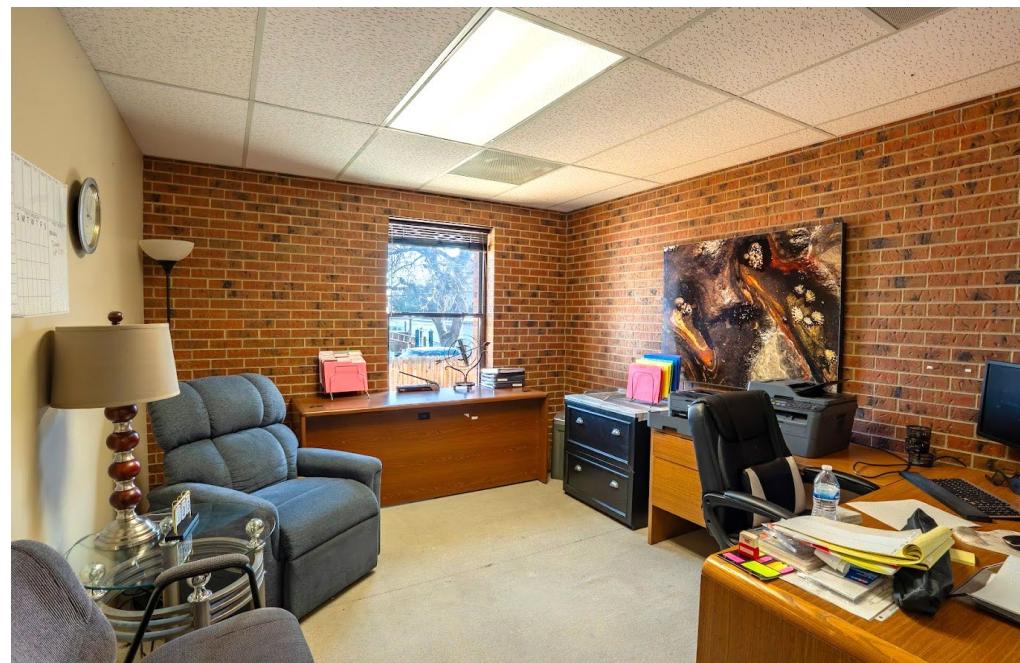
Under Longmont's MU-E mixed-use zoning, the property is well-positioned for **adaptive reuse and mixed-use redevelopment**, with potential for **live/work units, residential conversion, or multifamily uses** alongside commercial/office spaces, subject to municipal approval.



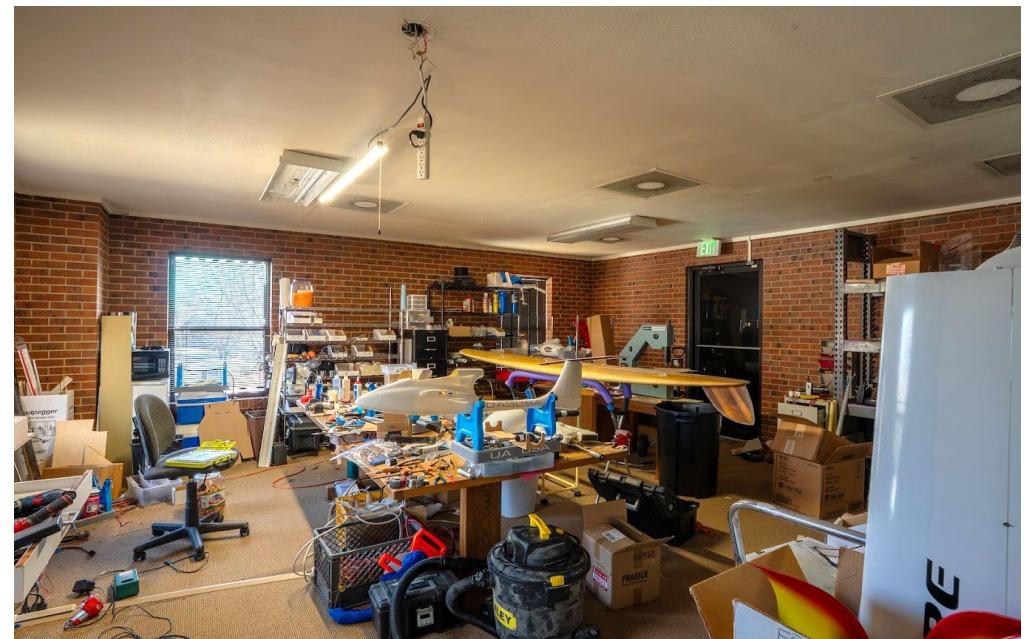
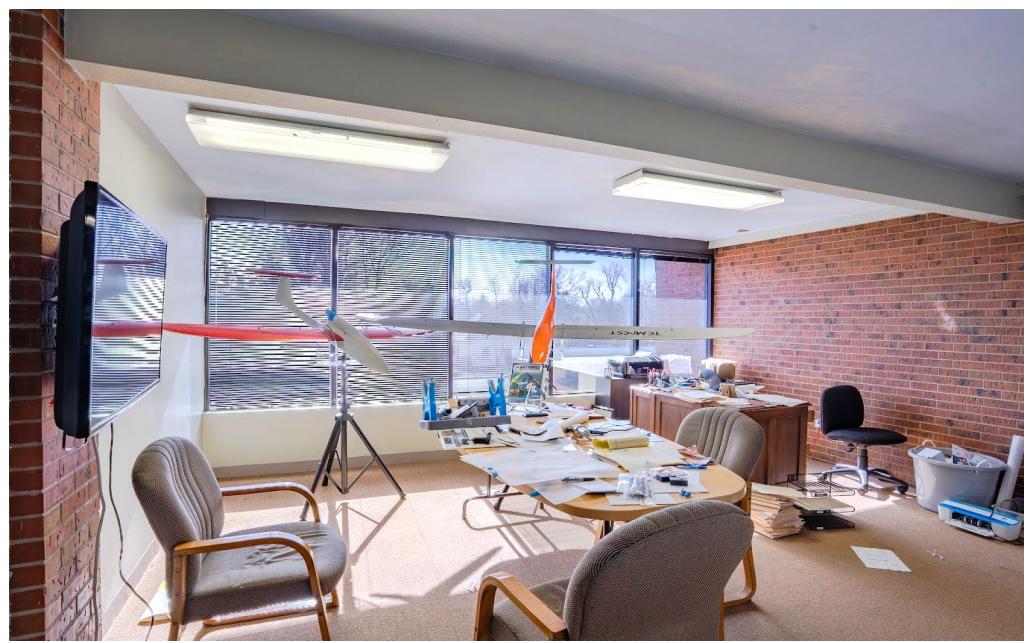
Garden Level



2nd Floor



3rd Floor

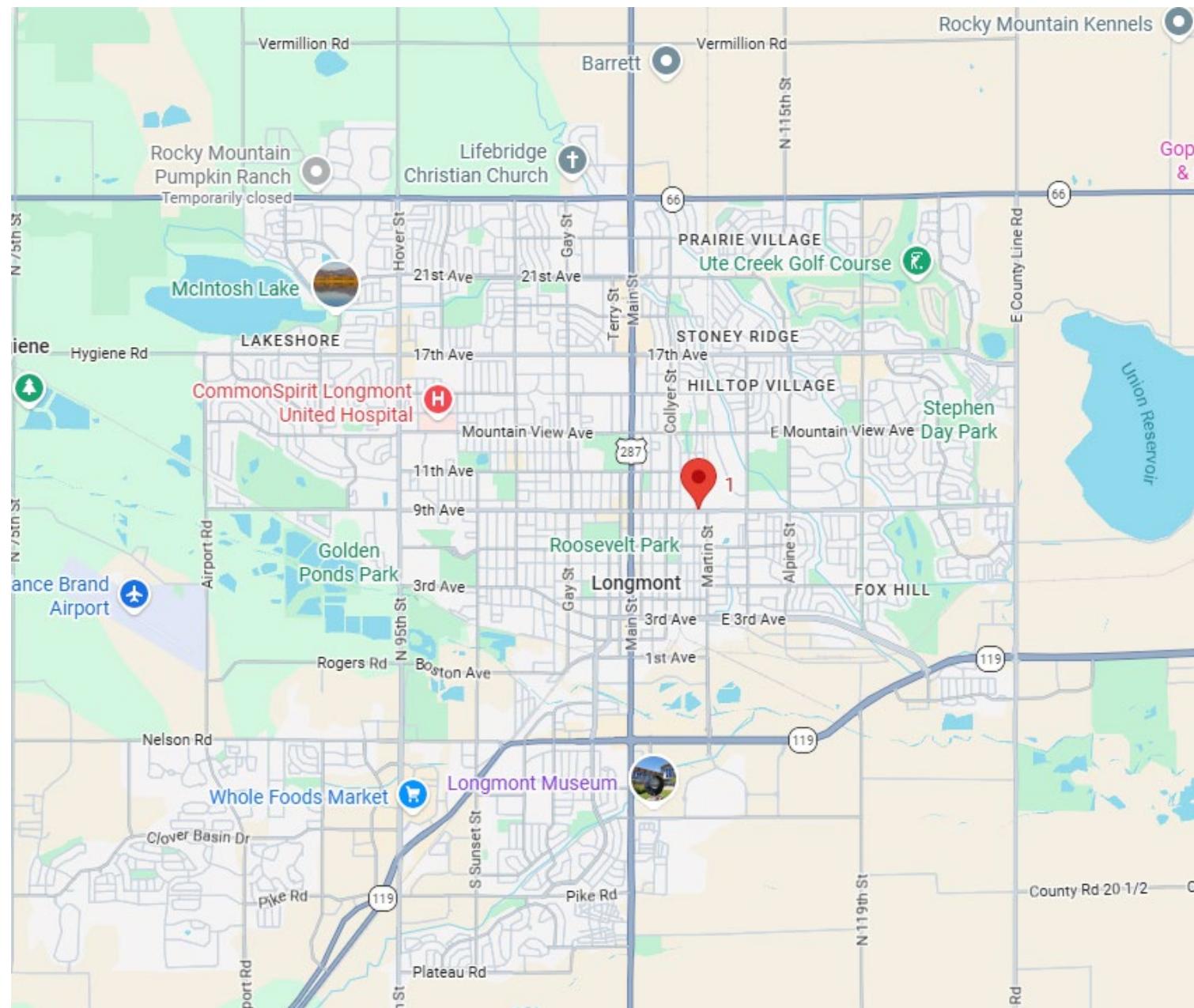


Michael Dente
720-841-7275 Michael.Dente@kw.com

Brittany Rusaw
720-352-9824 brittany@therusawteam.com

Aerial Map

Map Overview



Michael Dente

720-841-7275

Michael.Dente@kw.com

Brittany Rusaw

720-352-9824

brittany@therusawteam.com