



## HIGHLY FUNCTIONAL PROFESSIONAL OFFICE FOR SALE

2050 Terry Street #203  
Longmont, CO

### Offering Highlights

- \$140,000
- Right off North Main Street
- 712 SF highly functional office condo
- 146 SF of basement storage
- Elevator to this second-floor suite
- Exterior bathrooms on both floors
- Ample parking



Office #2



Office #1, break room to left



Office #1, looking to entrance



1 of 2 parking lots



**Rhett Strom**

Partner | Commercial Broker

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**TheGroup**

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 1.7.26.





## Property Overview

**Price:** \$140,000

**Taxes:** \$4,705.08/Year = \$392.09/Month

**Monthly Owners' Association Dues:** \$579.73

**Special Assessment for Roof Replacement:** \$122.29/Month

**Utilities:**

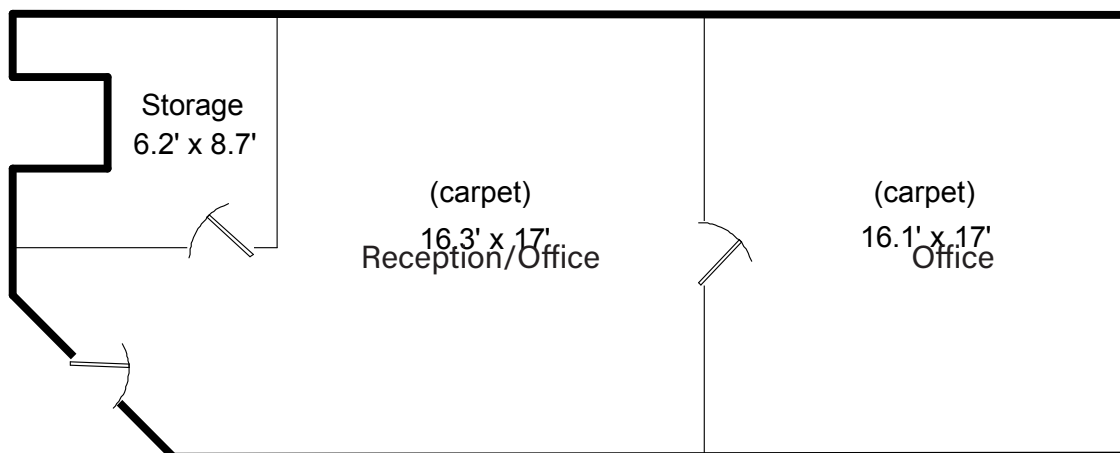
Water and Sewer: included in Owners' Association Dues.

Electric, Gas, and Internet/Phone: Individual unit owner responsibility.

**Association Doc's. & Covenants:** See DD file below.

**Location:** Right off North Main Street in Longmont.

<https://www.dropbox.com/scl/fo/hlq8tgevm2i235w9ijcwp/h?rlkey=78maxk90kwwlr0xlund3itop&dl=0>



2050 Terry St. #203  
Longmont, Colorado  
Main Level SF: 732

