

# 1850 MOUNTAIN VIEW AVE LONGMONT, CO 80501



## MEDICAL OFFICE FOR SALE

\$1,164,955

- Fully leased until March 2025
  - \$25.13 NNN Lease
  - \$7.03/mo Estimated Expenses
- Zoning: MUN (Mixed Use Neighborhood)
- Building Square Footage: 3245
- Parking: 17 spaces
- Built in 1960

All information provided is deemed reliable,  
but is not guaranteed and should be independently verified.



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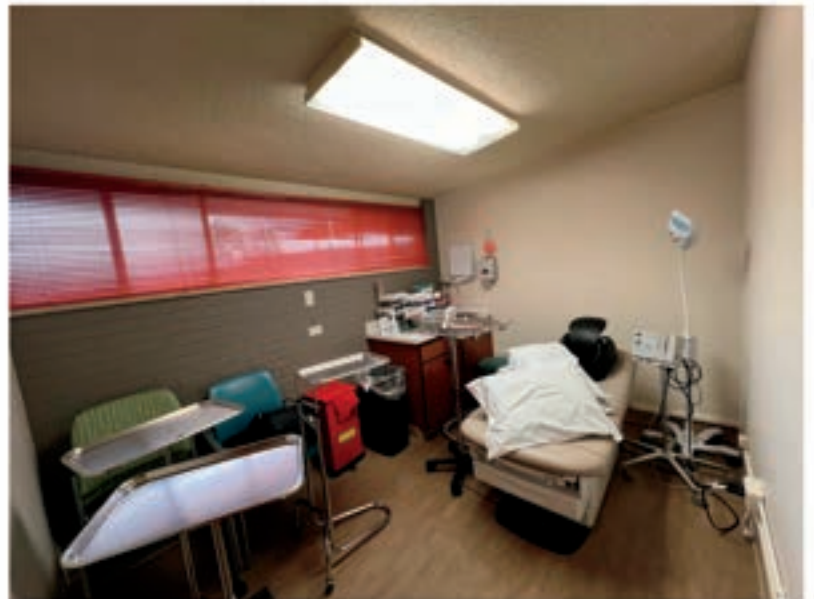
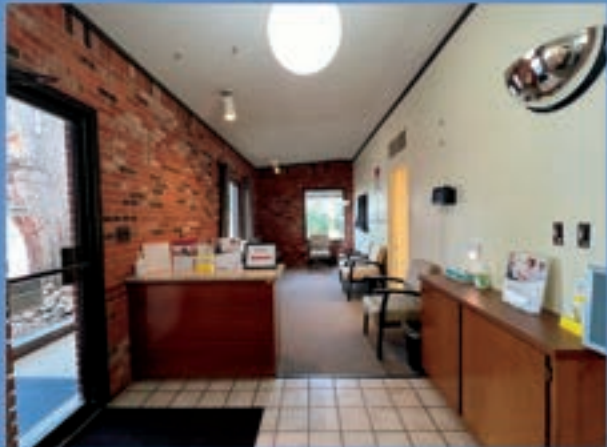
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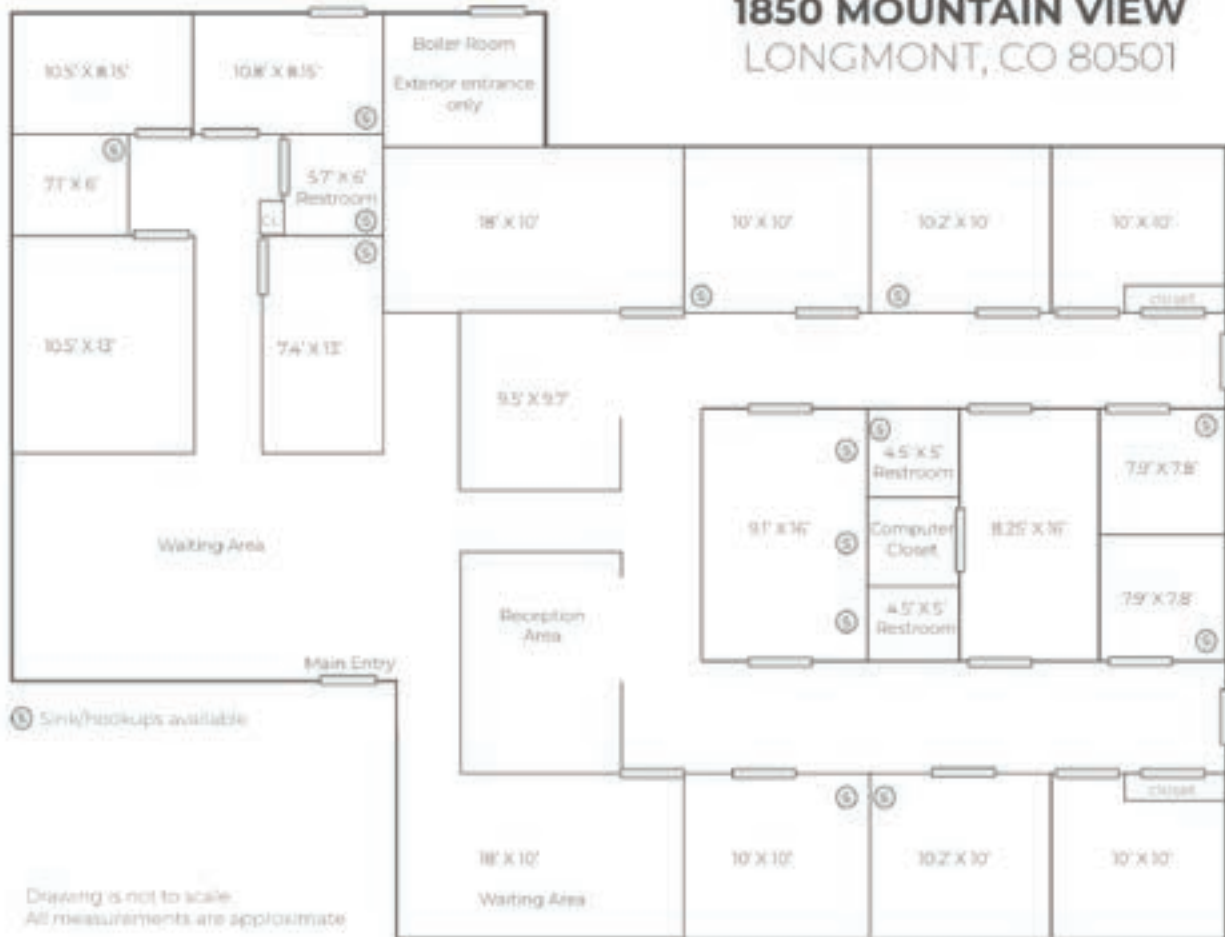


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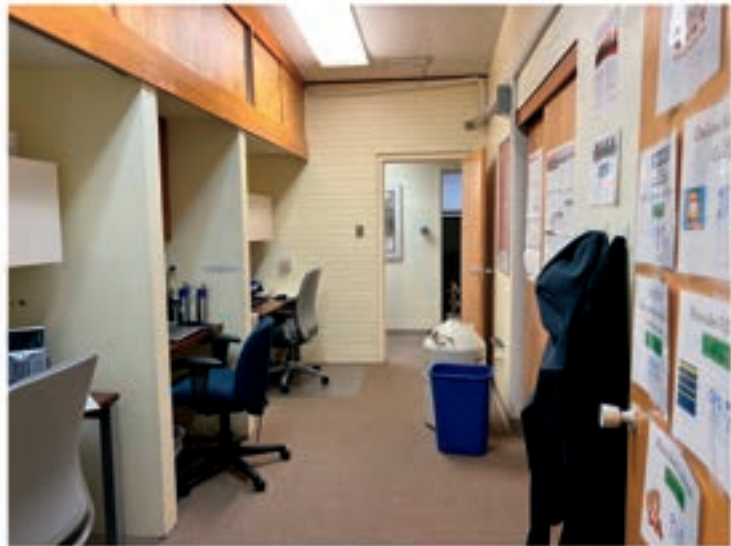
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### CURRENT INTERIOR CONFIGURATION:

- 2 Reception/open offices
- 11 private offices/exam rooms\*
- 2 work rooms with built-in dividers for 3 desks
- 1 Lab draw room
- 3 Half bathrooms
- 2 Kitchenettes
- 2 waiting areas

\*Easily configurable to convert multiple spaces to additional exam rooms/offices.



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Prime location next to Common Spirit Longmont United Hospital and across from UCHealth Longmont Clinic.



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