

*FOR SALE*



# GarageTown Del Camino

3656 Stagecoach Road North  
Longmont, CO 80504

Ryan Beckenhauer

**Advisor**

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# Property Summary

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## VISUAL MEDIA

## VIDEO

### PROPERTY DESCRIPTION

Address: 3656 Stagecoach Road North, Longmont

Size: 768sf (47.5' x 15.7')

Clear Height: 16' - 23'

Power: 3-phase power

Overhead Door: 14' wide x 14' tall

Fire Protection: Fully sprinklered building

2026 taxes - \$3,278/year

Water: No water service inside the unit

Amenities: Shared clubhouse and bathrooms

RV Friendly: On-site RV dump station

Ideal Users: Car collectors, hobby storage, RV and boat storage

<https://www.thegaragecondoquy.com/>

### OFFERING SUMMARY

Sale Price: \$170,000

Building Size: 768 SF

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE    |
|-------------------|------------|-----------|-----------|
| Total Households  | 9          | 53        | 434       |
| Total Population  | 29         | 166       | 1,442     |
| Average HH Income | \$114,690  | \$111,097 | \$117,496 |

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- Address: 3656 Stagecoach Road North, Longmont
- Size: 768sf (47.5' x 15.7')
- Clear Height: 16' - 23'
- Power: 3-phase power
- Overhead Door: 14' wide x 14' tall
- Fire Protection: Fully sprinklered building
- Utilities: Individually billed
- 2026 taxes - \$3,278/year
- Water: No water service inside the unit
- Amenities: Shared clubhouse and bathrooms
- RV Friendly: On-site RV dump station
- Ideal Users: Car collectors, hobby storage, RV and boat storage, contractors, small businesses
- Access: Designed for easy vehicle, trailer, and equipment access
- <https://www.thegaragecondoguy.com/>

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# Additional Photos

FOR SALE



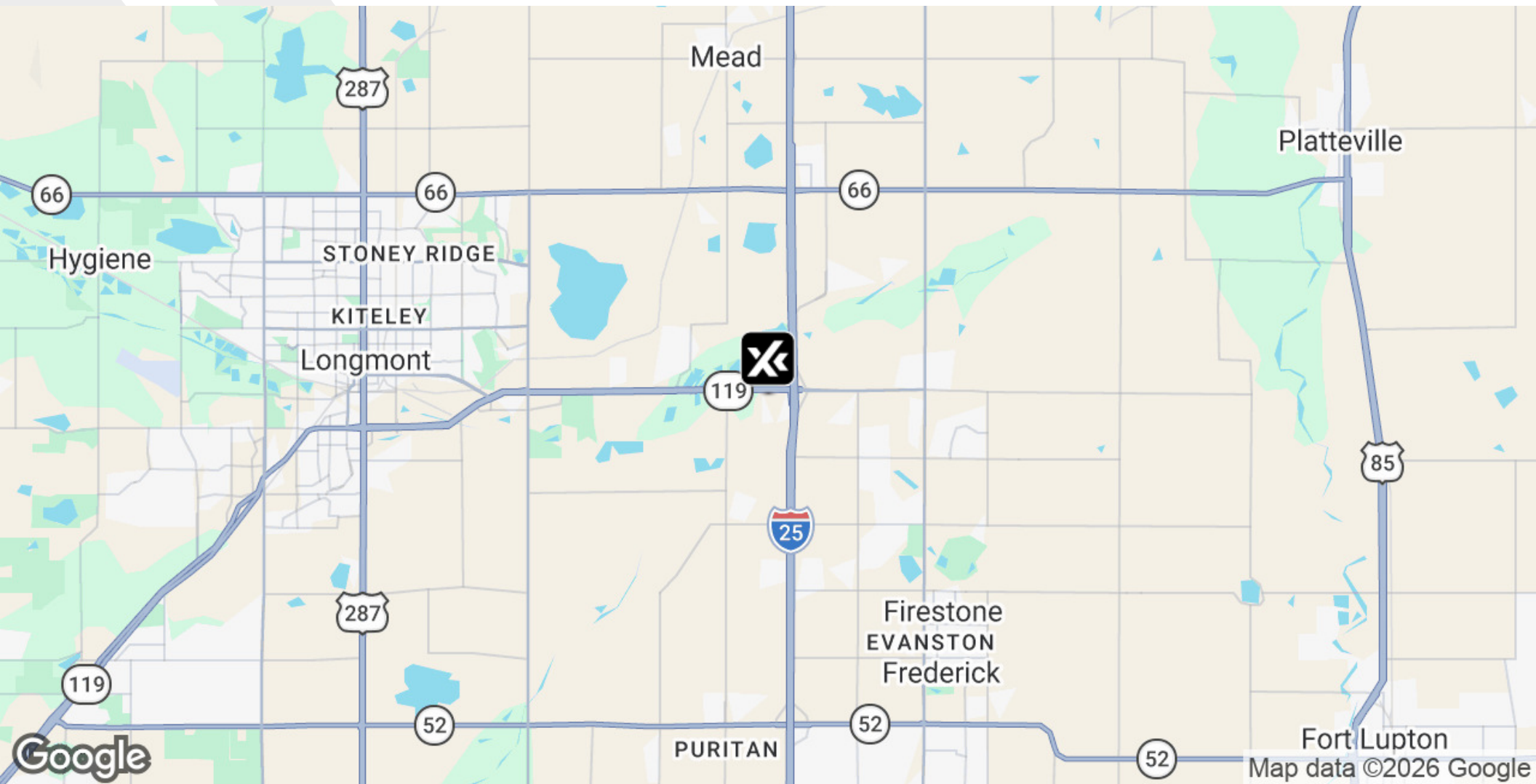
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# Location Map

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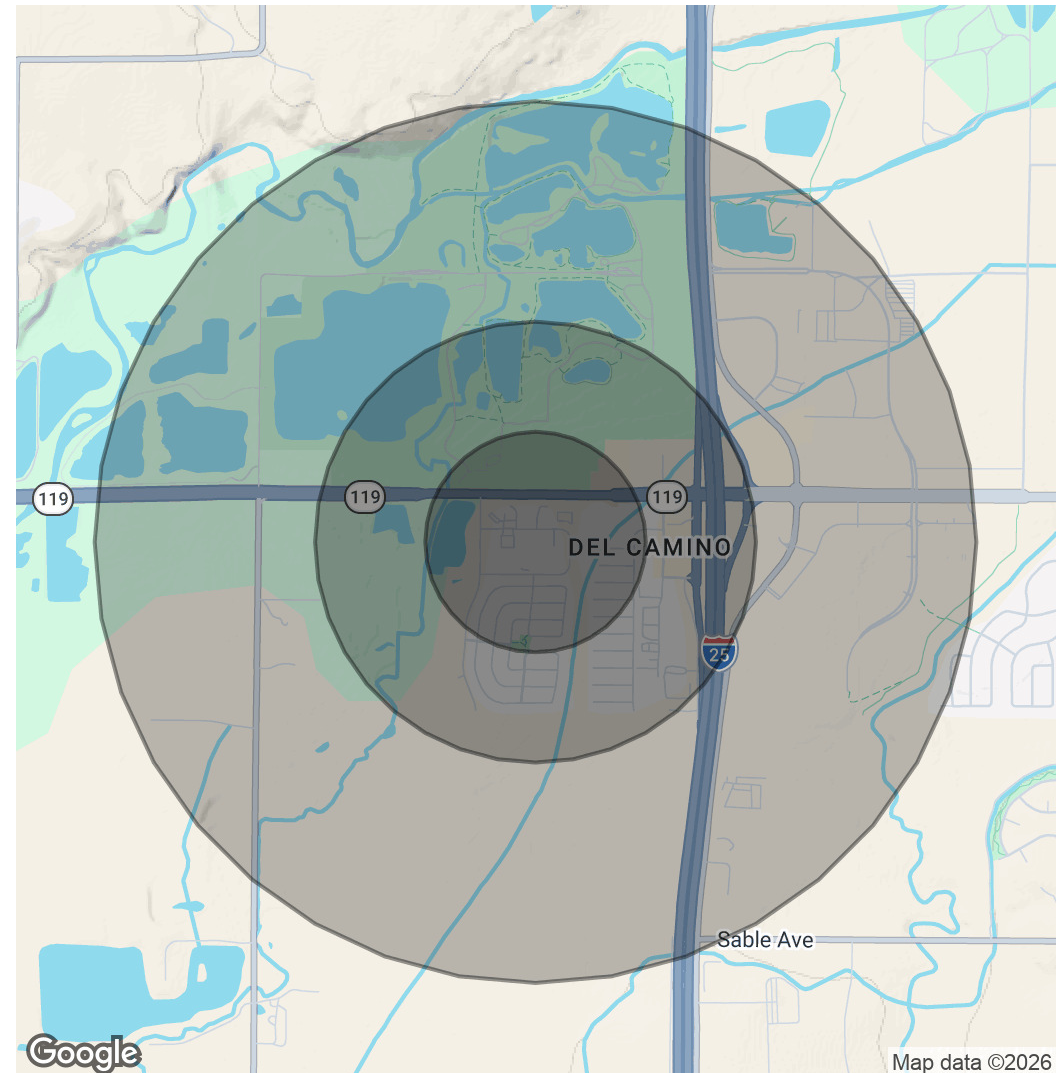


# Demographics Map & Report

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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE    |
|----------------------|------------|-----------|-----------|
| Total Population     | 29         | 166       | 1,442     |
| Average Age          | 33.9       | 33.6      | 33.1      |
| Average Age (Male)   | 33.9       | 33.3      | 32.4      |
| Average Age (Female) | 33.9       | 33.8      | 33.5      |
|                      |            |           |           |
| HOUSEHOLDS & INCOME  | 0.25 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 9          | 53        | 434       |
| # of Persons per HH  | 3.2        | 3.1       | 3.3       |
| Average HH Income    | \$114,690  | \$111,097 | \$117,496 |
| Average House Value  | \$441,049  | \$411,250 | \$404,130 |

2023 American Community Survey (ACS)



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# Senior Advisor

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Senior Advisor

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