



# For Sale

## Fully-Leased, 3-Unit Auto Repair Property

510 - 520 2<sup>nd</sup> Avenue  
Longmont, CO 80501



### Property Overview

- 100% NNN leased to long-term auto repair and maintenance tenants
- 3 Units, each with private bathroom
- 16-foot ceiling heights
- 510 2<sup>nd</sup> Avenue sold with 10 hydraulic lifts, one alignment rack, two compressors and tanks, one exhaust fan and one oil burner
- Building signs are viewable from Main Street, Longmont
- Across Street from Wibby Brewing & Main Street Station Apartments
- Directly adjacent to 45 Space Longmont City parking lot
- Perfect downtown Longmont walkable location

**2025 NOI: \$180,000 Priced at: \$3,250,000**



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### Property Facts

Available SF:	Fully Leased
# Suites/# Baths:	3/3
Building SF:	10,725 SF
Property SF:	12,500 SF
Parking:	Approximately 15 spaces plus Public Lots, Street & on-site
County:	Boulder
Op Expenses:	\$9.00 /SF (2024 Est.)

### Location & Area Amenities

- Excellent location at the center of Longmont with Main Street (US 287) access. An illuminated sign will provide exposure to the high the vehicle counts passing the location each day
- Across Main 2<sup>nd</sup> Avenue from the new South Main Station development.
- Close proximity to Interstate 25 - great location for any business
- Retailers within ½ mile radius include – Starbucks, Walgreens, FedEx, Natural Grocers, Chipotle, Five Guys, Dicks Sporting Goods, Chase Bank, Chick-fil-A, Panera Bread, Safeway, Mod Market, Lucky's Grocery, Lowe's, and many more
- The immediate area surrounding 520 2<sup>nd</sup> Avenue is dominated by new apartment homes, restaurants, banks, shopping and service-related businesses



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