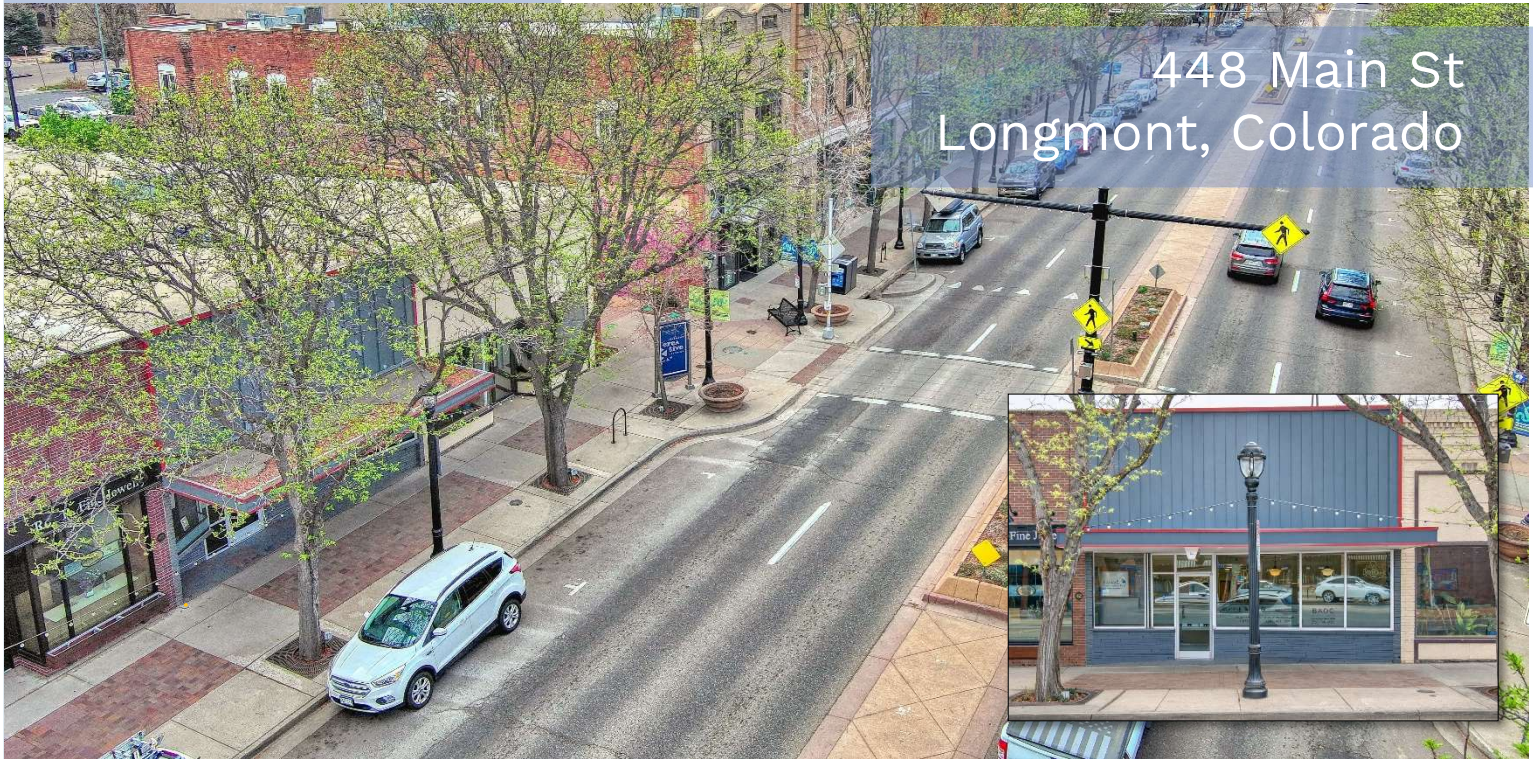


Main St Retail/Office For Sale



448 Main St
Longmont, Colorado

For Sale: \$849,000

- ±3,089 SF Office/Retail Building
- Prime Downtown Longmont Location (Main Street Frontage)
- Functional Layout – 11 Offices + Conference Room
- Reception Area, Kitchen/Break Room, and 2 Restrooms
- Walkable, High-Traffic Corridor
- Flexible Use – Office, Retail, or Owner/User
- Recent Capital Improvements (Roof & Mechanical Systems)
- Rare Small-Format Downtown Asset

Owner/User or Investment Opportunity in the Heart of Main St

11 Offices | Conference Room | Reception | Kitchen/Break Area | 2 Restrooms | New Roof (2024)

448 Main Street presents a rare opportunity to acquire a well-maintained small-format commercial building in the heart of Downtown Longmont. The property offers approximately 3,089 square feet on a 3,688 SF lot and features a highly functional layout including 11 private offices, a conference room, reception area, kitchen/break room, and two restrooms. Positioned along Main Street with strong visibility and convenient public parking directly behind the building, the asset is ideally suited for an owner/user or investor seeking a flexible retail or office opportunity in a highly constrained Main Street market. Recent capital improvements, including a new roof and updated mechanical systems, provide confidence in long-term performance and minimize near-term capital expenditures.



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Property Overview - 448 Main St, Longmont Colorado



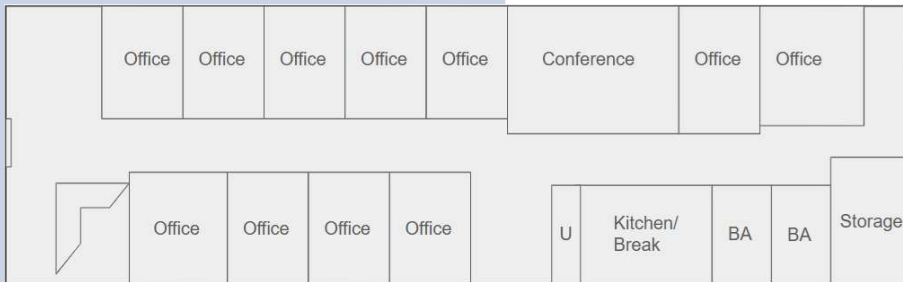
Address: 448 Main Street, Longmont, CO
 Building Size: ±3,089 SF
 Lot Size: ±3,688 SF
 Year Built: 1918 / 1998 (renovated)
 Zoning: Commercial
 Use: Retail / Office
 Layout: 11 Offices + Conference Room
 Parking: Public pkg behind the building
 Electrical: 3-phase power 150 amps (buyer to verify)

Property Features

- Rare small-format building in Downtown Longmont
- Main Street frontage with strong visibility
- Flexible layout for office, retail, or mixed use
- Supports single or multi-tenant configuration
- Rear access with convenient public parking
- Historic character with updated functionality
- Ideal for owner/user or investor



Recent Capital Improvements



- New Roof Installed (2024) 20-Year Carlisle Roof Warranty (Expires 2045)
- Class 4 Impact-Resistant Roofing System
- New Furnace Installed (2023) – 10-Year Parts Warranty
- Existing A/C System (Trane) – Operational and Serviced
- Roof Inspection Approved by City of Longmont
- Minimal Deferred Maintenance





Downtown Longmont

448 Main Street is located in the heart of Downtown Longmont along Main Street (US-287), the city's primary north-south commercial corridor. The area is characterized by a strong mix of local retailers, restaurants, and professional services, creating a vibrant and highly walkable environment. Continued public and private investment in the downtown district has supported long-term growth and increasing demand for well-located commercial properties.

VISIBILITY & ACCESS

- Located along Main Street (US-287), a primary commercial corridor
- Strong daily traffic exposure (approx. 15,000–20,000 vehicles per day)
- High visibility and signage opportunity
- Convenient access from surrounding residential neighborhoods
- Public parking located directly behind the property

OPPORTUNITY ZONE

The property is located within a designated Opportunity Zone, providing potential tax advantages for qualified investors.

- Potential deferral of capital gains taxes
- Possible reduction in overall tax liability
- Potential elimination of capital gains on new investment (subject to holding period requirements)

Investors should consult their tax advisor regarding Opportunity Zone benefits.

Longmont Downtown Development Association (**LDDA - LOCAL ADVANTAGE**)

448 Main Street is located within the Longmont Downtown Development Authority (LDDA), which actively supports the downtown district through economic development initiatives and infrastructure improvements.

- Ongoing investment in downtown improvements
- Support for local business growth
- Programs designed to enhance property values
- Focus on maintaining a vibrant and active downtown core

Main St Frontage | Downtown Longmont Core | Opportunity Zone | LDDA District | Strong daily traffic exposure



Demographics and Market Overview

Location and Investment Highlights

Population

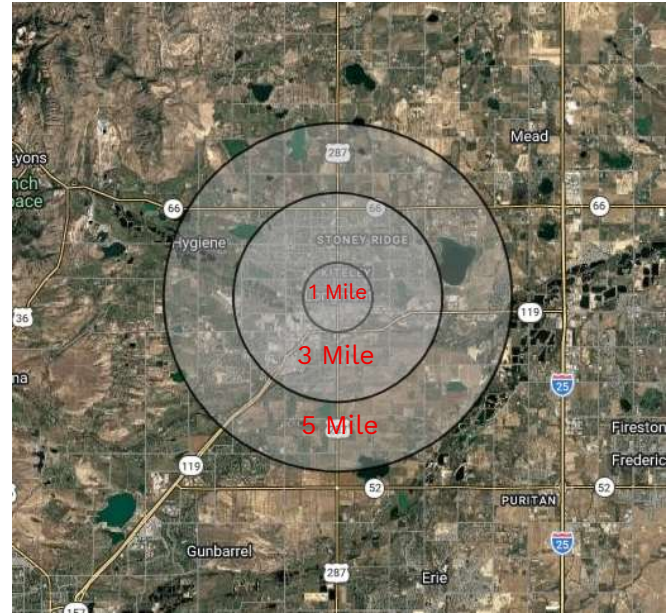
- 1 Mile: 30,492
- 3 Mile: 111,245
- 5 Mile: 129,694

Income

- 3 Mile: \$94,375
- 5 Mile: \$99,760

Employment

- 92,000+ employees nearby



Recent Capital Improvements

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Recent ownership has completed major capital improvements, minimizing near-term capital expenditures.

Summit Commercial Brokers is a locally owned firm specializing in investment sales, leasing, and property management throughout Longmont and the surrounding Boulder County markets. With a strong focus on relationships, local market expertise, and thoughtful execution, Summit delivers results-driven solutions for property owners and investors.



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