

# Redevelopment Opportunity

1840 Mountain View Ave.  
1331 Linden St.  
Longmont, CO 80501  
[www.cbre.com/denver](http://www.cbre.com/denver)

## Property Details

CBRE, as exclusive advisors, is pleased to present for sale 1840 Mountain View Avenue & 1331 Linden Street—a 0.81-acre corner site primed for redevelopment next to the CommonSpirit Longmont Hospital complex, just 30 minutes from Boulder, CO with views of the Front Range. Located within St. Vrain Valley School District and zoned Mixed-Use Neighborhood (MU-N) for numerous uses including residential; this site is in excellent position for redevelopment.

### Property Highlights:

- + Sale Price: \$825,000 | ±\$23/SF (Land)
- + Site Size: ±0.81 acres
- + Boulder County Parcel #s: 120533220005 & 120533220005
- + Located within City of Longmont on bus route
- + Mixed-Use Neighborhood Zoning (MU-N)
- + Steps from CommonSpirit Longmont Hospital complex

### Permitted Uses:

- + Medical/Dental/Veterinary
- + Restaurant/Bar/Brewery
- + Dwelling, Live/Work
- + Group Care
- + Day Care
- + Office
- + Bank



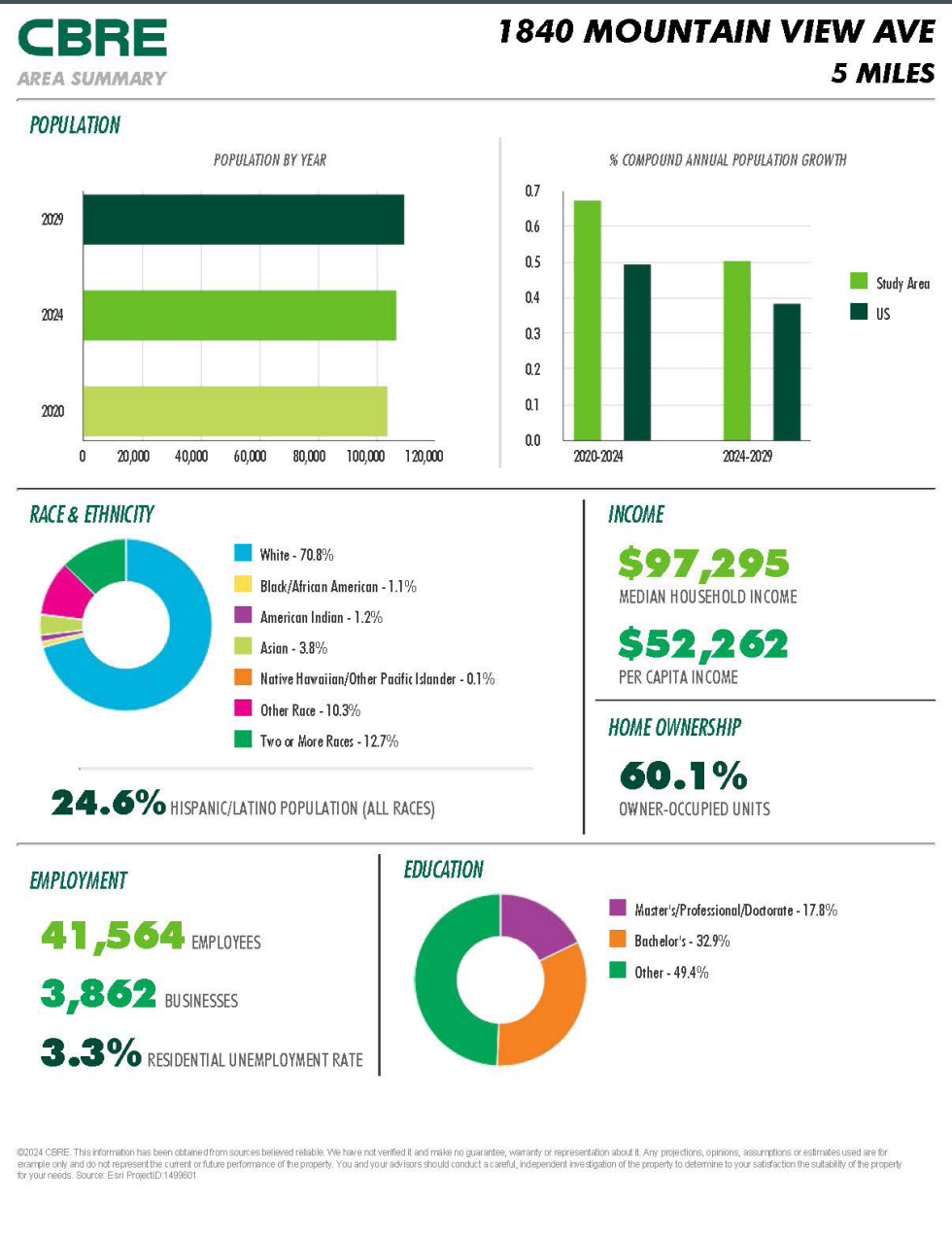
## 0.81-ACRE Corner Medical Office Site

1840 Mountain View Ave. & 1331 Linden St. | Longmont, CO 80501

For Sale



**CBRE**



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# Vicinity Map

Price: \$825,000 | ±\$23/SF (Land)

## Permitted Secondary Uses

- + Multifamily
- + Single-Family Attached
- + Independent Living Facility
- + Boardinghouse/Roominghouse
- + Assembly Uses
- + Hospital

## Contact Us

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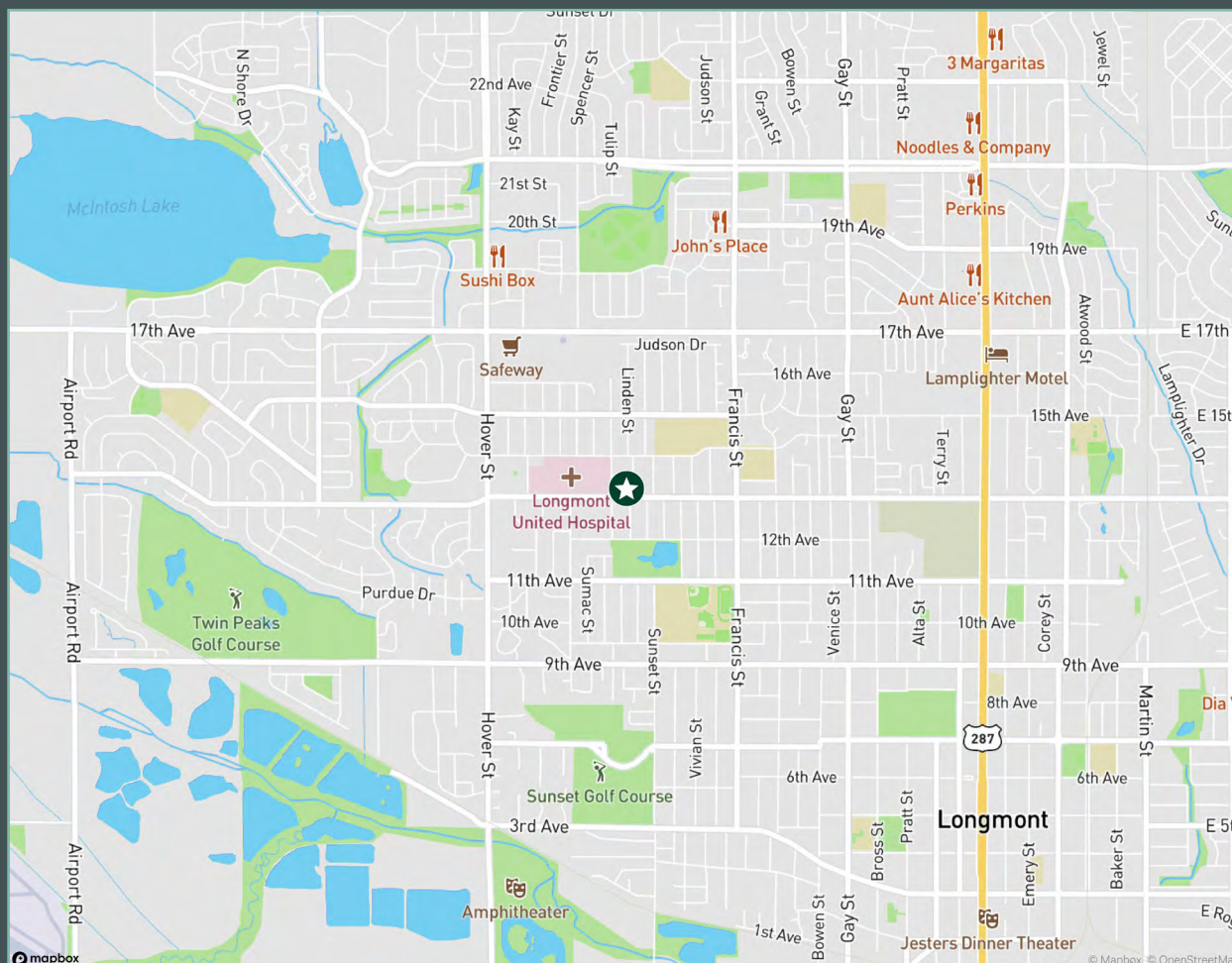
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