



For Sale

Retail / Office Property

Downtown Longmont

1450 Main Street

Longmont, CO 80501



Property Overview

- Downtown Longmont location
- Off-street parking
- Large windows with lots of natural light
- Signage on main Street
- Available for immediate move-in
- Private bathrooms & kitchenettes with sinks and refrigerators
- Modern interiors with new LED lights and wood flooring



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Executive Summary

Asking Price	\$995,000
Year 1 NOI	\$85,000
Building Square Feet	5,000
Building Price/SF	\$199.00
Leased	100%
Cap Rate	8.1%
Acres	.37AC
Land Square Feet	16,117
Price per SF Land	\$61.74



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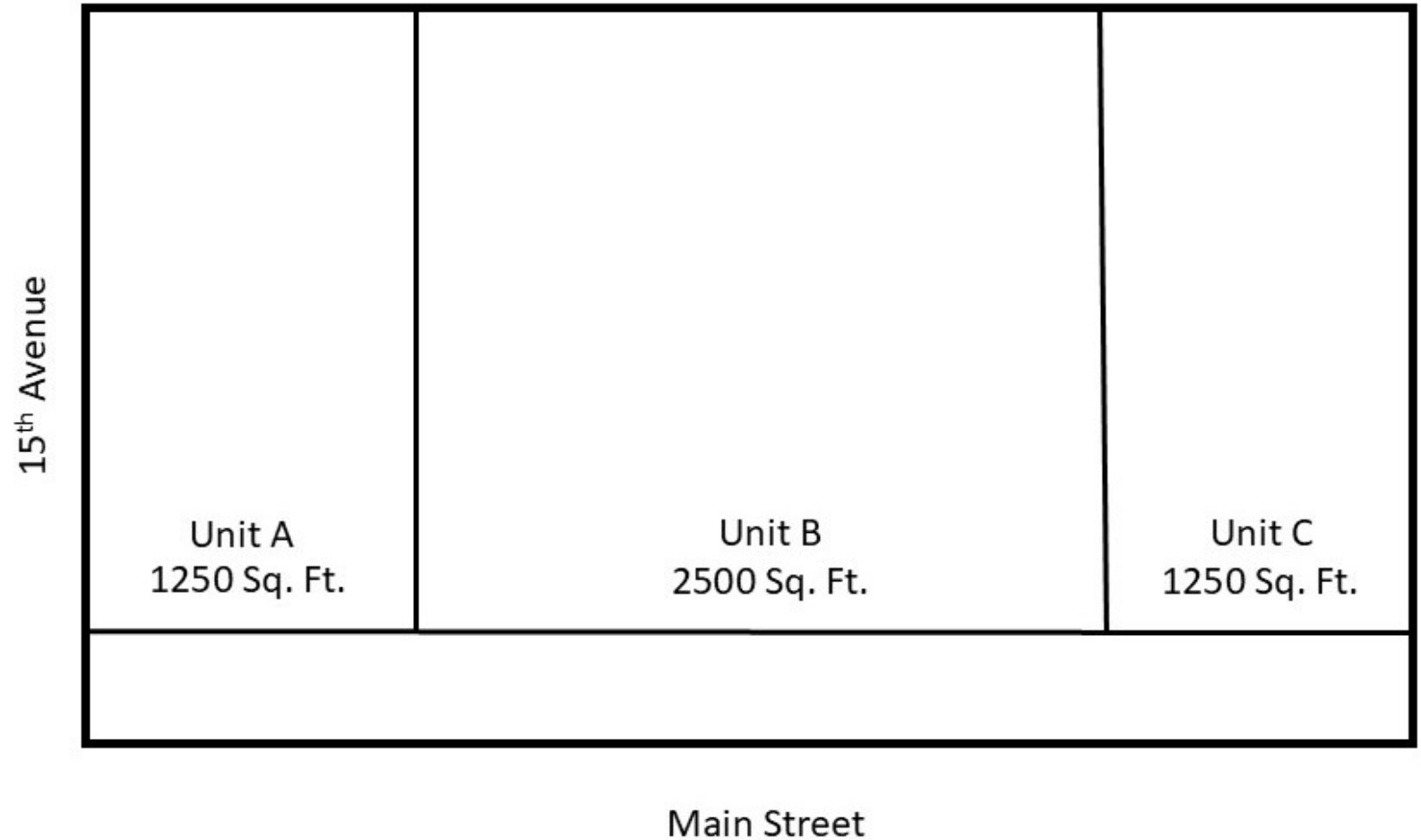
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Property Details

- Corner property with lots of windows and natural light
- 1450 Main Street at the corner of Main (US 287) and 15th Street
- Fiber-optic internet service in-building
- Newly renovated bathroom, rear offices, heating/cooling, & new windows
- Comfortable knotty pine interior
- Front & rear entry doors
- 20 +/- shared parking spaces



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Location & Area Amenities

- Excellent location in the center of Longmont. High vehicle counts, greater than 15,4343
- Easy Access to all of Longmont, I25 & the mountains
- 1 Block from the many restaurants and business of historic Main Street in Longmont
- Off Street Parking
- A wide range of retailers and restaurants exist within a ½ mile radius include – Starbucks, Dutch Bros Coffee, Ziggi's Coffee, Cheeba Hut, Bootstrap Brewing, Lucile's Creole Café, Smokin' Dave's BBQ, Georgia Boys BBQ, Santiago's Mexican, Snarf's, Urban Field Pizza, Moe's Bagel, The Roos, Rosalee's Pizzeria, Hidden Café, MECO Coffee, Longs Peak Tap House, Sweet Cow, Pumphouse Brewery, Walgreens, FedEx, USPS, Safeway, Chipotle, McDonald's, Wibby Brewing, Jefe's Longmont, Mod Market, Ace Hardware, Lowe's, Jimmy Johns, Taco Bell, Chick-fil-A and many more
- Many nearby parks and new residential developments
- The immediate area surrounding 1450 Main is dominated by restaurants, banks, shopping and additional service-related businesses

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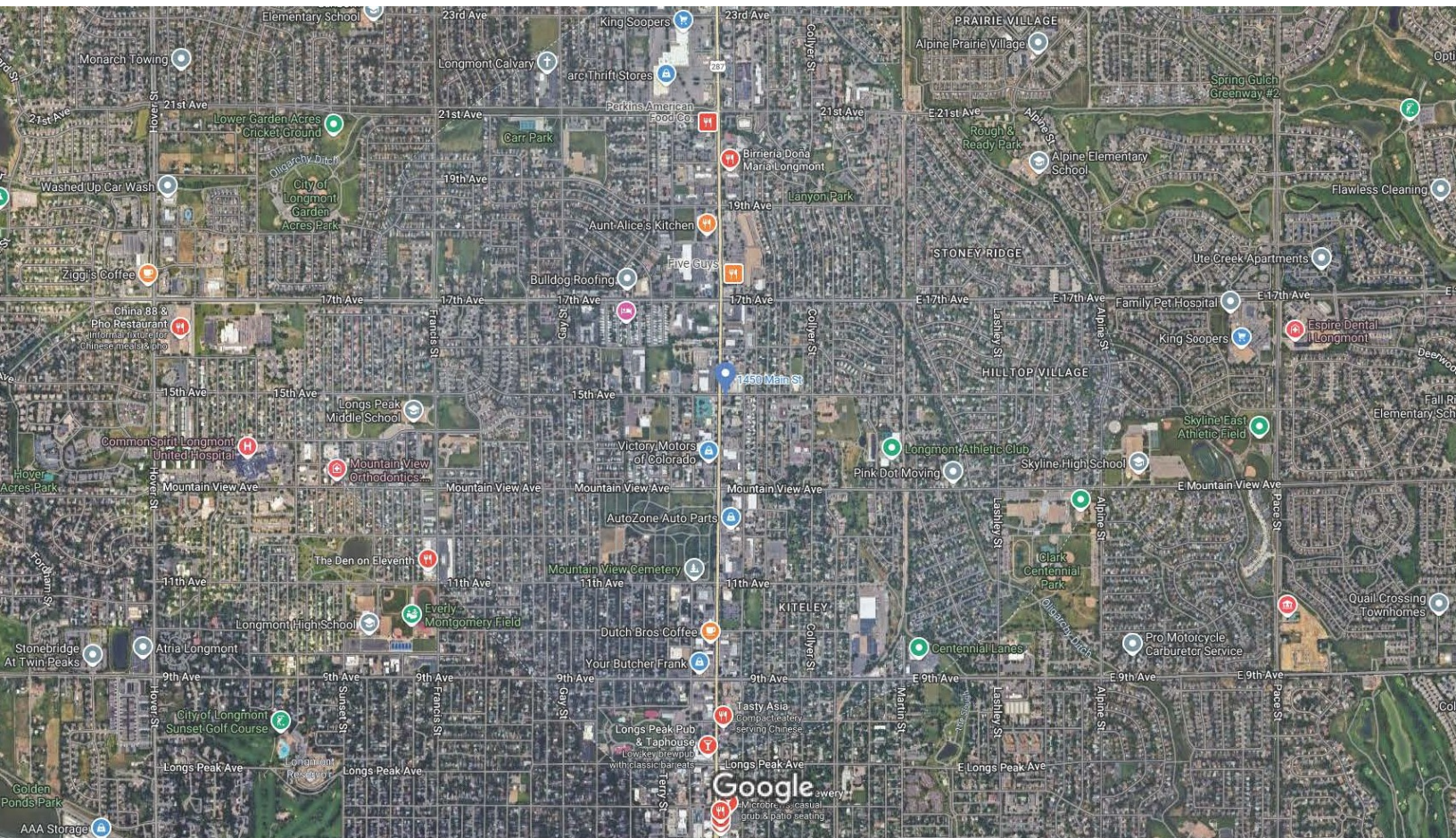


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