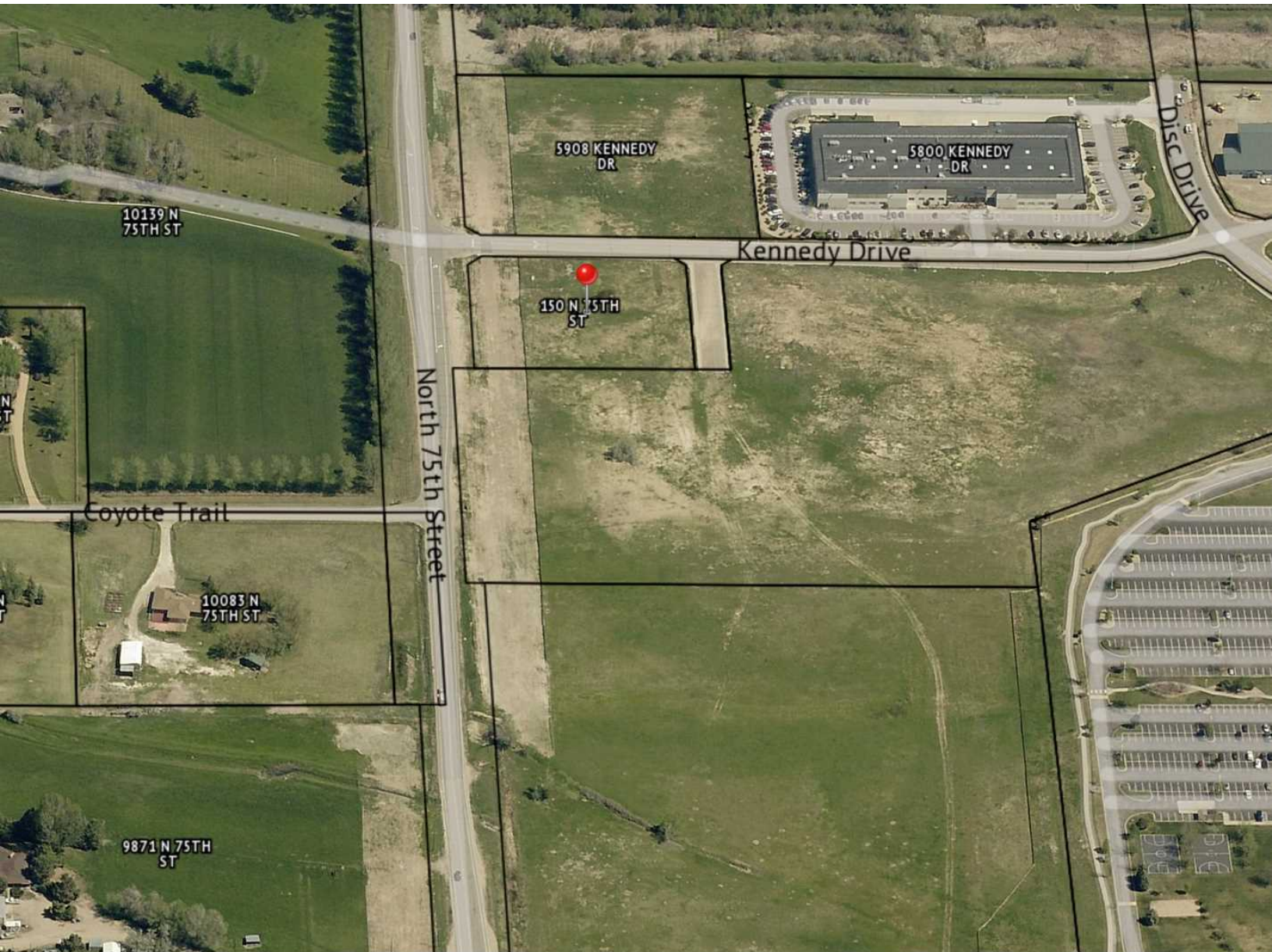


LAND FOR SALE

150 NORTH 75TH STREET

150 NORTH 75TH STREET, LONGMONT, CO 80503



1.66 AC OF LAND FOR SALE

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027

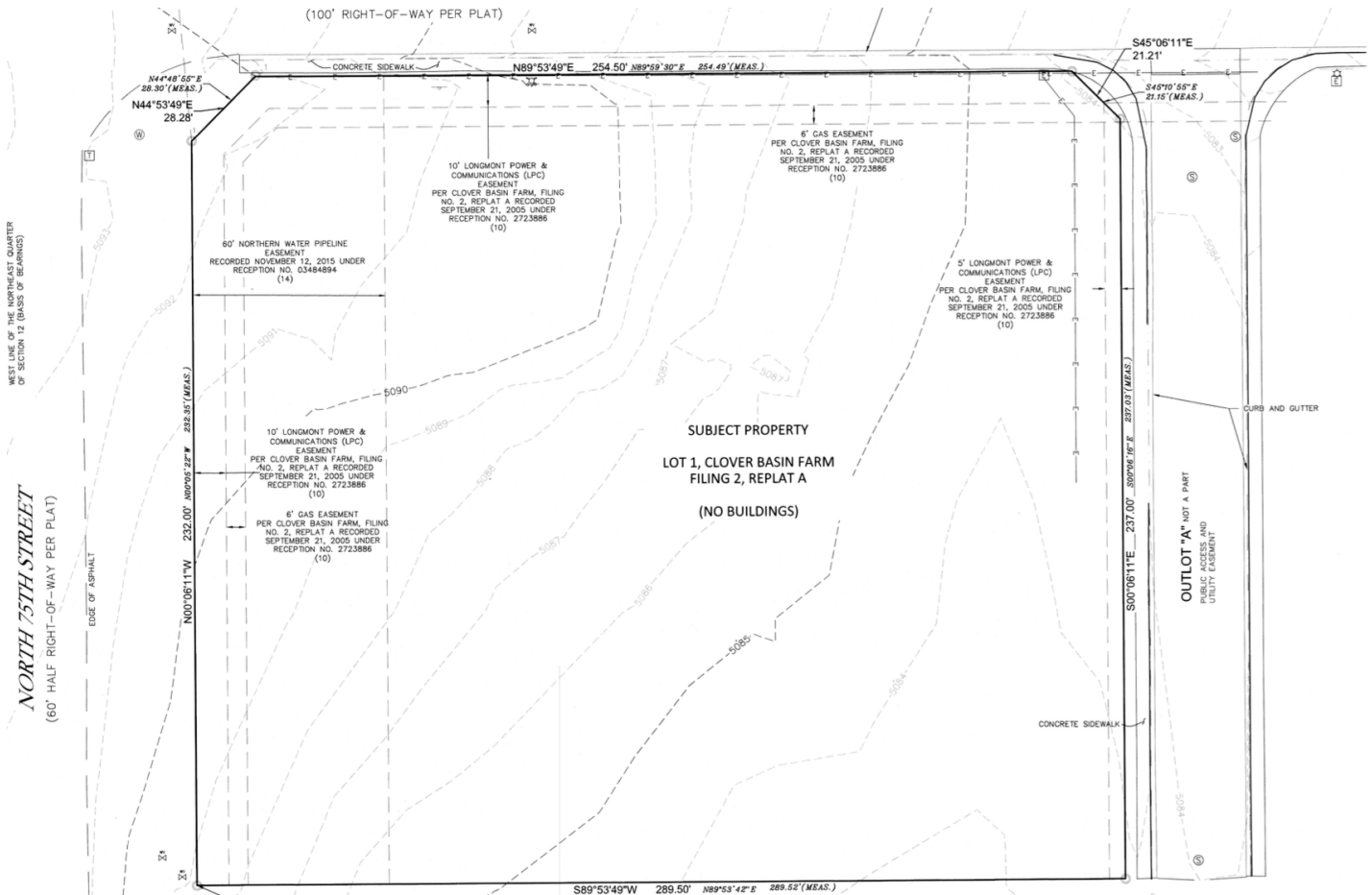


PRESENTED BY:

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Broker Associate
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY



Property Summary

Price:	\$295,000
Lot Size:	1.67 AC/72,641 SF
County:	Boulder
Zoning:	N-PE Non-Residential Primary E
2025 Property Taxes:	\$8,168.29
Legal Description:	LOT 1 CLOVER BASIN FARM FILING 2 REPLAT A

Property Overview

Clover Basin Business Park is a premier office destination in southwest Longmont, offering an ideal setting for a corporate headquarters or professional office. Nearby businesses include Seagate, BC Services, Micron, and Wiland. The property features mountain views and convenient access to restaurants, retail, schools, and other area amenities. The seller has prepaid the sidewalk costs to the City of Longmont, providing added value for future development.

Location Overview

Fully developed with utilities to site
City of Longmont fiber is within the park
Close proximity to Boulder, Highway 119 and Highway 66

