



827 S. BOWEN ST

Longmont, CO



\$465,000

FLEXIBLE USE & ZONING



THIS 104 X 40 INDUSTRIAL METAL BUILDING OFFERS AN OPEN-SPAN INTERIOR THAT PROVIDES MAXIMUM FLEXIBILITY FOR A VARIETY OF BUSINESS NEEDS. THE FRONT AREA INCLUDES TWO OFFICE OR RECEPTION AREAS, ALONG WITH A SMALL KITCHEN AREA WITH PLUMBING FOR A SINK. A LARGE 10' X 12' GRADE LEVEL OVERHEAD GARAGE DOOR ALLOWS FOR CONVENIENT SHIPPING AND RECEIVING OR EASY ACCESS FOR EQUIPMENT, VEHICLES, AND MATERIALS.

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RE/MAX
COMMERCIAL

827 S. BOWEN ST., LONGMONT CO 80501



4,160 SF - MULTI-USE SPACE FROM OFFICE TO WAREHOUSE

The expansive floor area along with two 1/2 bathrooms, can easily accommodate light industrial machinery, assembly operations, storage racks, or showroom displays, depending on your business requirements. The bones of this building are great, and you can't beat the price at less than \$115/ sq ft. This property has always been owner-occupied, never leased. Strictly sold as-is



**LEARN MORE CALL SARAH
303-517-3837**

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All information deemed reliable but not guaranteed. Any and all general or specific description, inclusions, sized, square footage, renderings, photography, while obtained from reliable sources, must be considered approximate and all are subject to modification or deletion without notice. Purchaser must verify ALL information to their own satisfaction prior to selection.