

702 10th AVENUE

LONGMONT, CO 80501

OFFERED AT
\$550,000

BUILDING SIZE
1,666 SF
.06 Acres

TYPE
OFFICE/RETAIL

ZONING
MU-C
MIXED-USE
CORRIDOR

LIVE/WORK!

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COMMUTE CANCELLED

Who needs a commute when your office is already home? This standalone downtown Longmont property offers the kind of **live/work** setup people want but rarely find. Perfect for wellness practitioners, therapists, creatives, or owner/users, the space includes four offices/practitioner rooms, a welcoming reception area, a full kitchen, basement storage, a backyard shed, and five onsite parking spaces. Close to downtown but tucked into a calmer setting, it's a place where work-life balance finally gets some square footage.

PROPERTY HIGHLIGHTS

- Standalone building in downtown Longmont
- Ideal for health and wellness practitioners
- 4 offices/practitioner rooms, reception area, and kitchen
- Shed on site and a full basement
- 5 on-site parking spaces
- Accessibility improvements throughout
- \$3,200 gross/month incomes; tenants all MTM

**STAND-ALONE BUILDING FOR
OWNER-USER OR LIVE/WORK**

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for virtual tour



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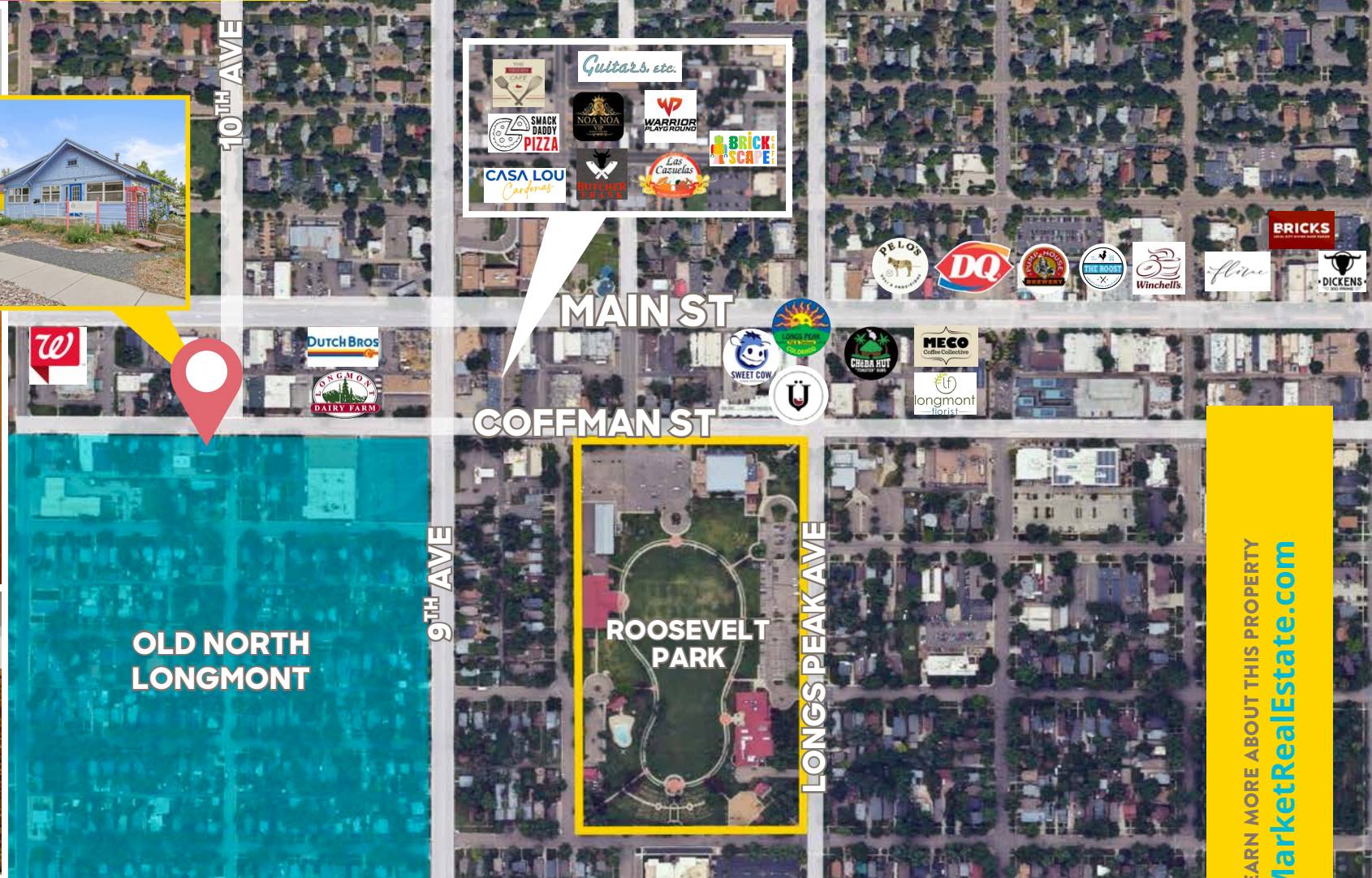
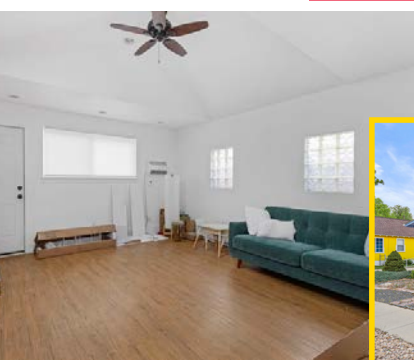
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