

INDUSTRIAL BUILDING FOR SALE

104 9TH AVENUE

LONGMONT, COLORADO 80501



4,218 SF BUILDING FOR SALE

RE/MAX ELEVATE

724 Main Street
Louisville, CO 80027



PRESENTED BY:

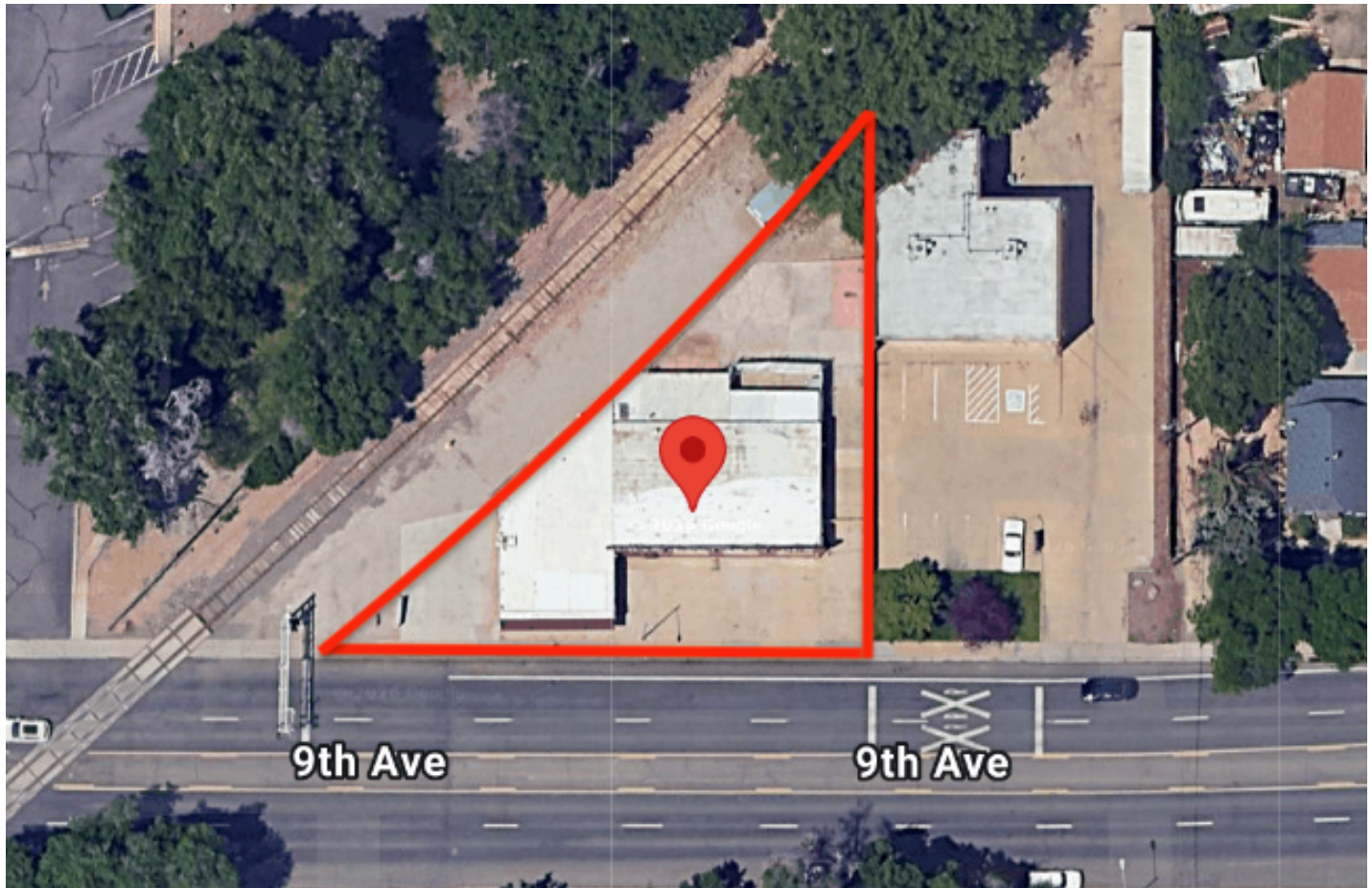
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Property Summary

Price:	\$899,000
Building SF:	4,218
Lot Size:	0.25 Acres
Year Built:	1960
County:	Boulder
Zoning:	Mixed Use Employment

Property Overview

Now available for sale, this 4,218 square foot freestanding industrial building sits on a 0.25 acre lot and offers a unique opportunity in central Longmont for a variety of commercial uses. Originally constructed in 1960 the building features a functional layout with ample space for showroom, service area, storage, manufacturing or workspace. It benefits from its standalone presence, providing excellent visibility and accessibility. Zoning is MU-E mixed-use zone per the City of Longmont, which offers flexibility for adaptive reuse or mixed-use redevelopment. Building is air conditioned and the roof is new as of 2025.

