



FOR SALE

RE-DEVELOPMENT OPPORTUNITY!!!

**1408 and 1424 17th Avenue
Longmont, Colorado 80501**



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Property Summary

Price:	\$775,000
Lot Size:	Approximately 1.77 Acres
Zoning:	R-MN Residential Mixed Neighborhood

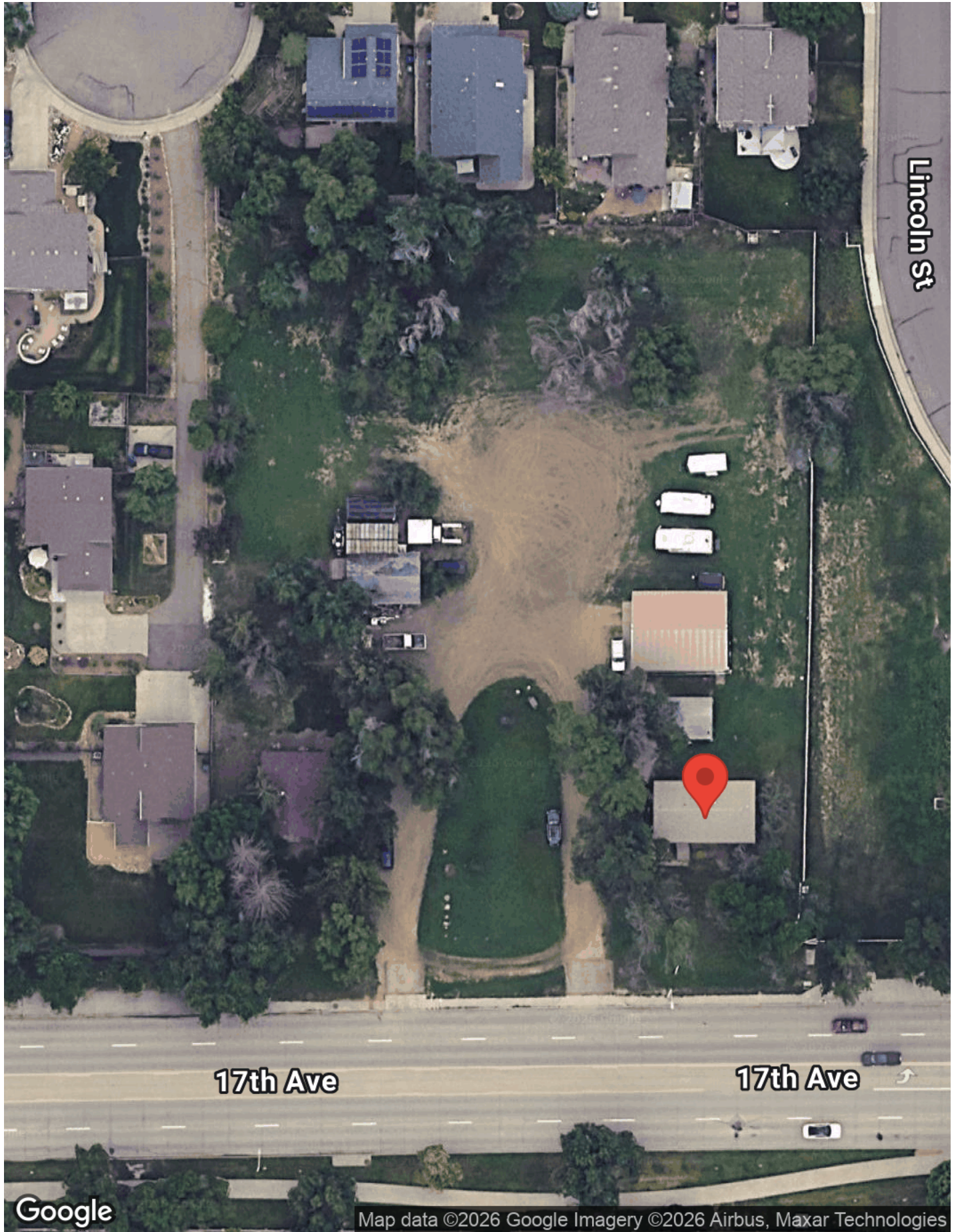
Property Overview

This rare 1.77-acre parcel, situated on the corner of 17th Avenue and Lincoln Street, presents a unique opportunity for redevelopment in the rapidly growing Longmont market. Currently improved with two residential homes (The east home was occupied by the owner and the west home is tenant occupied), zoned Residential Mixed Neighborhood, this lot offers multiple pathways for value creation with single family developments, detached and attached dwellings, co-housing and multi-family as potential permitted uses. There may also be a conditional use for a live/work situation as well. Of course, any new use would be subject to City of Longmont zoning. Ideal for developers, investors, or visionary builders...

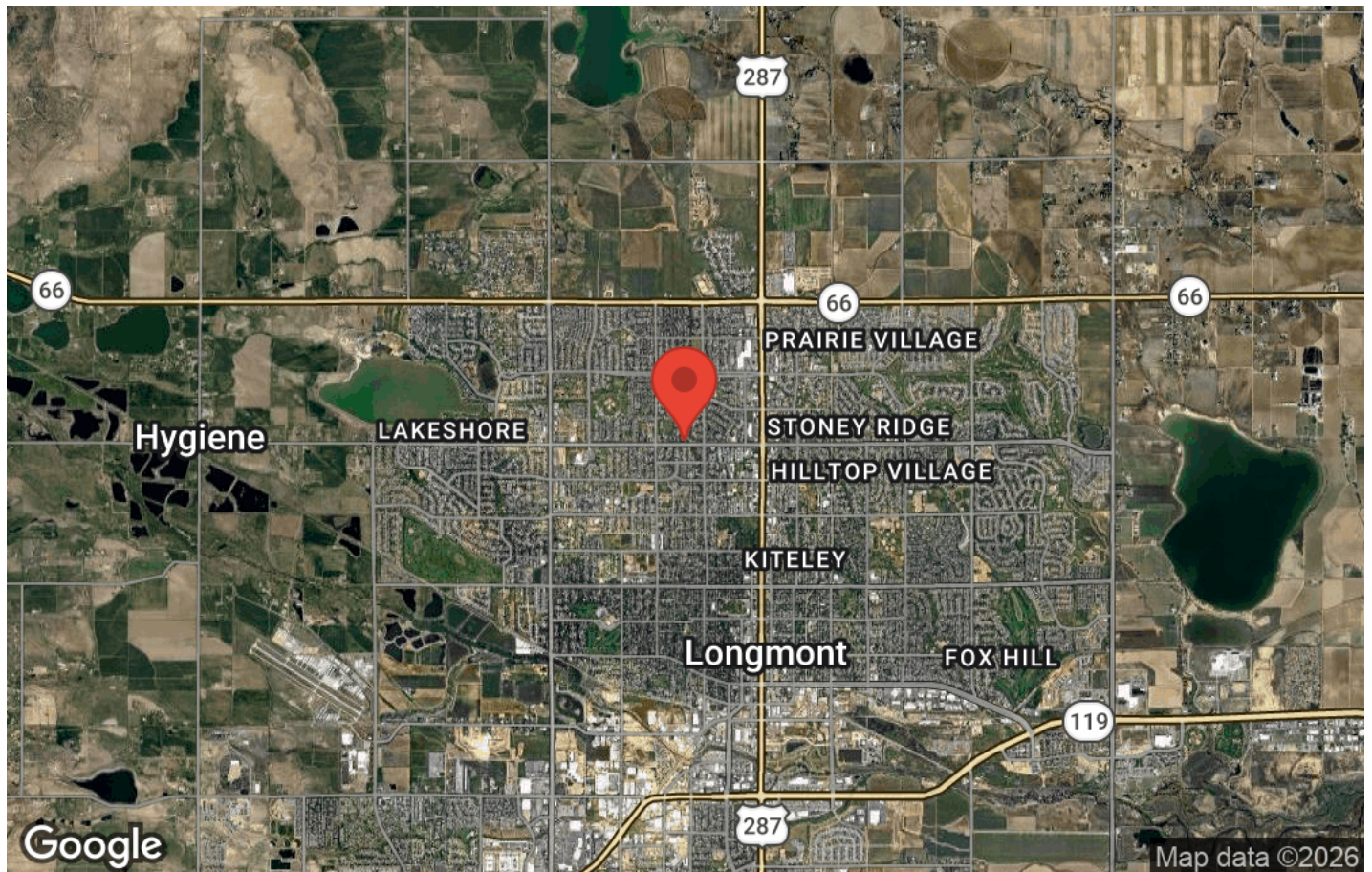
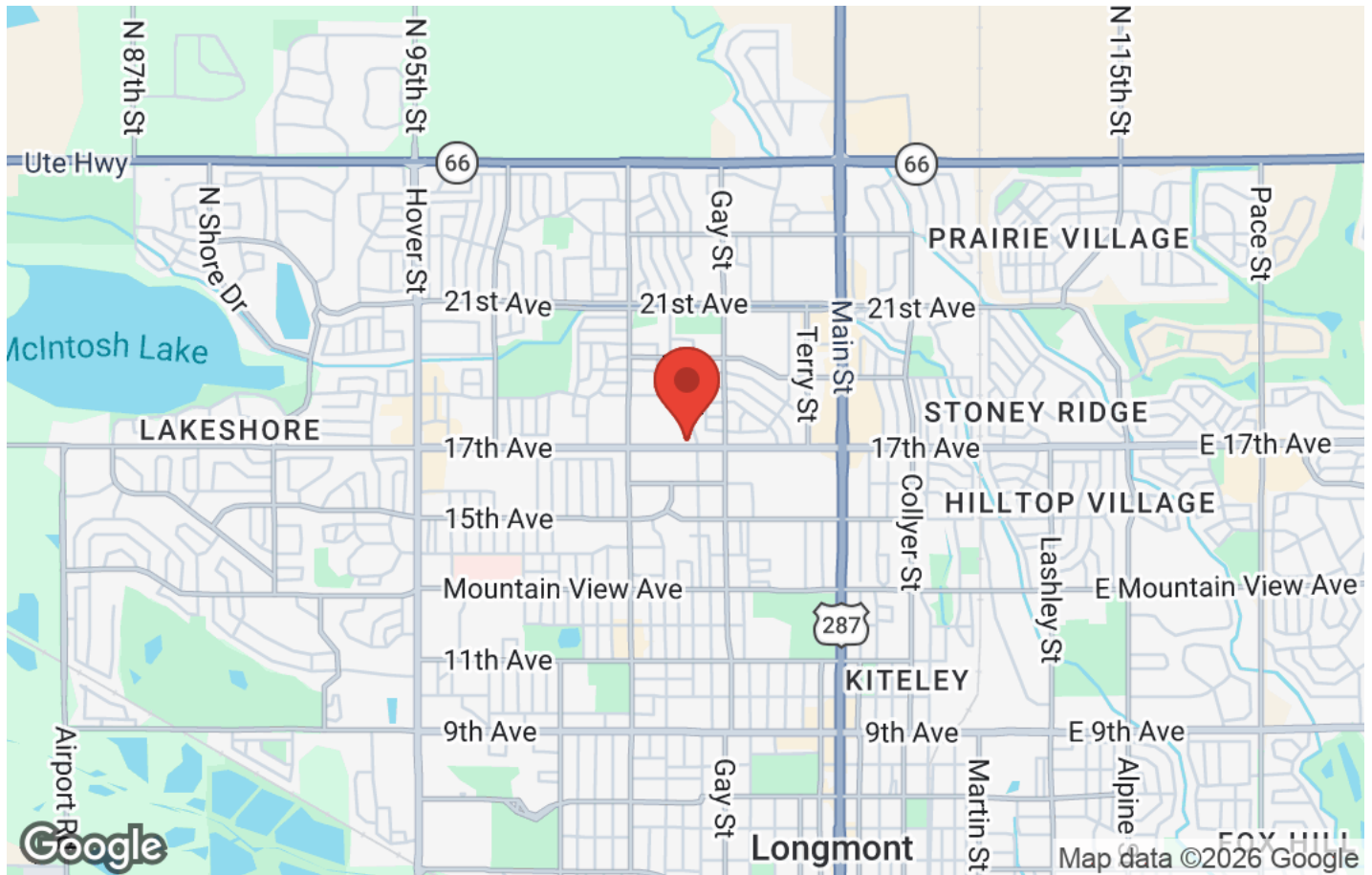
Highlights

Being sold "AS-IS"
Huge corner lot with two homes and various garages/outbuildings
Existing utility connections in place
Positioned in a thriving, high-demand area near schools, shopping, and transit
Potential for rezoning or increased density (Buyer to verify with the City)





LOCATION MAPS



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.

