

Vanguard Development, LLC

A Real-Estate Company
Brokerage-Investment-Development

FOR SALE

Price Reduced \$65,000

A LANDMARK PIECE OF LOUISVILLE'S HISTORY

900 MAIN STREET, Louisville CO 80027



Price \$1,195,000

\$471 per finished square foot

VANGUARD DEVELOPMENT LLC

Mikael van Loon • mikael@usa.net • (303) 589-0086

Price, terms, and information are subject to change or withdrawal without notice. Information herein is deemed to be reliable, but no representations or warranties, express or implied, are made by Broker.

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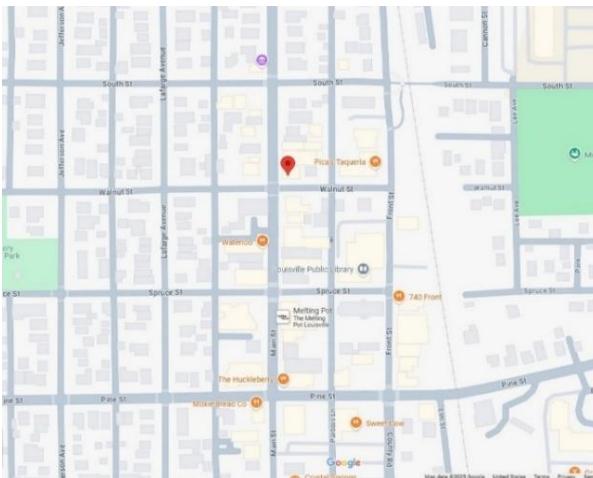
Vanguard Development is pleased to present this well maintained Multi-Tenant commercial retail/office building in the heart of main street downtown Louisville Colorado situated on 0.09 AC, 3,719 square foot lot. Owned by the same family for over 45 years, it consists of 2,400 usable square feet divided into four rentable spaces. Each Unit has separate bathroom facilities and individual split HVAC system.

Priced at a 5% cap rate

Originally in 1947 the building has experienced two expansions that occurred between 1950 and 1980. The structure is built of masonry brick and block construction. The siding has been redone in stucco. Condition is Good to Excellent with minimal deferred maintenance



PROPERTY LOCATION



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Louisville Downtown Vision Plan



In Fall 2023, the City of Louisville engaged a team of planning and design consultants to create a downtown vision plan for the City. The intent of the project is to provide a vision for downtown revitalization and related concept-level designs for the plan . . .

<https://www.engagelouisvilleco.org/louisville-downtown-vision-plan>

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