

FOR SALE OR LEASE OWNER / USER OFFICE & RETAIL BUILDING

724 Main Street, Longmont, Colorado 80501



- **Purchase Price:** \$1,650,000 (\$167.51/SF)
- **Building Size:** 4,550 SF Retail Level (Leased)
5,300 Office Level (Available)
9,850 SF Total
- **Available Office Space:** 5,300 SF
- **Office Rental Rate:** \$5.75/SF/YR NNN
- **Estimated NNN:** \$6.00/SF/YR
- **Lot Size:** 13,233 SF
- **Building Size:** 9,850 SF (Boulder County Assessor)
- **Zoning:** Mixed Use Downtown (MU-D)
- **Signage:** Building signage available; Monument signage available
- **Retail Store Ceiling Height:** 9'7"
- **Office Space Ceiling Height:** 7'8"
- **Property Taxes:** \$32,936.28 (2025 payable 2026)
- **Parking:** 18 Stalls
- **Sprinklers:** None
- **Roof:** New EPDM 2024
- **Water Tap:** 3/4"
- **Year of Construction:** 2008 complete remodel; 1957 original construction

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	17,218	84,450	104,481
EMPLOYEES:	6,865	31,993	35,735
HOUSEHOLDS:	7,536	34,571	42,644
AVG. HH INCOME:	\$104,449	\$120,042	\$127,593

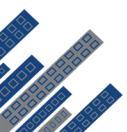


This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

For more information, contact: **Todd Rosen**

303-912-8200

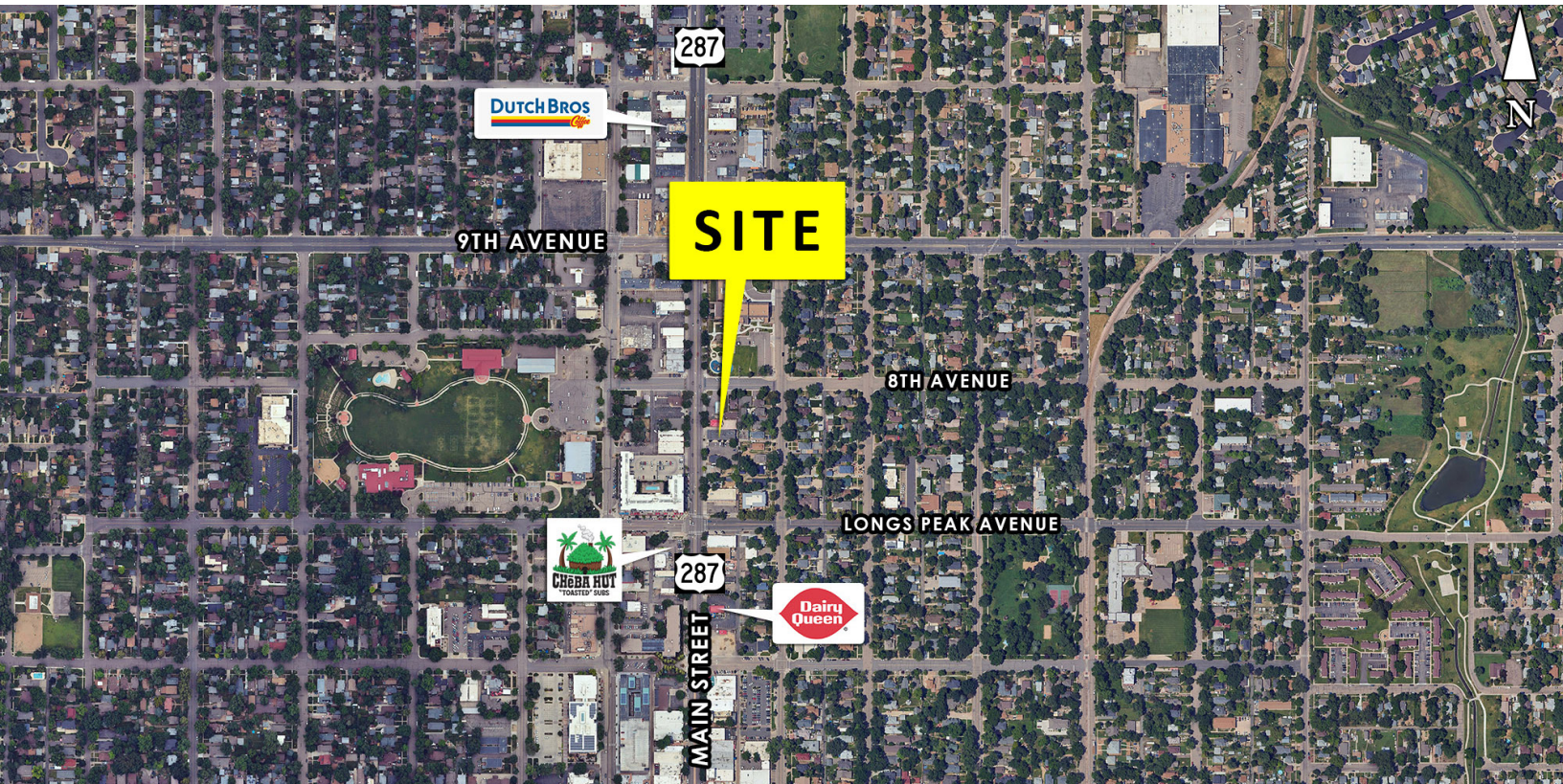
todd@elevatecre.com



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COMMERCIAL REAL ESTATE

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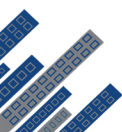


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