

651 8th AVENUE

LONGMONT, CO 80501

PRICE REDUCTION!

OFFERED AT

~~\$569,000~~
\$549,000

BUILDING SIZE

995 SF

.06 Acres

TYPE

RETAIL/OFFICE

ZONING

MU-D

**MIXED-USE
DOWNTOWN**

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LOCAL LEGEND

Some spaces just become part of the neighborhood, and this is one of them. A longtime home to a well-loved local retailer, this stand-alone building blends history, familiarity, and everyday foot traffic into one compelling opportunity. Positioned along the natural path between Roosevelt Park and downtown, with parking and undeniable charm, it's a place the community already knows—and will keep coming back to. With the Coffman Corridor enhancements boosting connectivity and flow, what comes next is set up for success.

PROPERTY HIGHLIGHTS

- Stand-alone retail building
- On-site parking with room for up to 6 spaces
- Free street parking
- Located on quiet side street but still embedded in the downtown
- Adjacent to Roosevelt Park
- Recently completed \$17M Coffman Corridor Mobility Project serves the location with pedestrian and multi-transit access.

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**OWNER-USER
OPPORTUNITY**

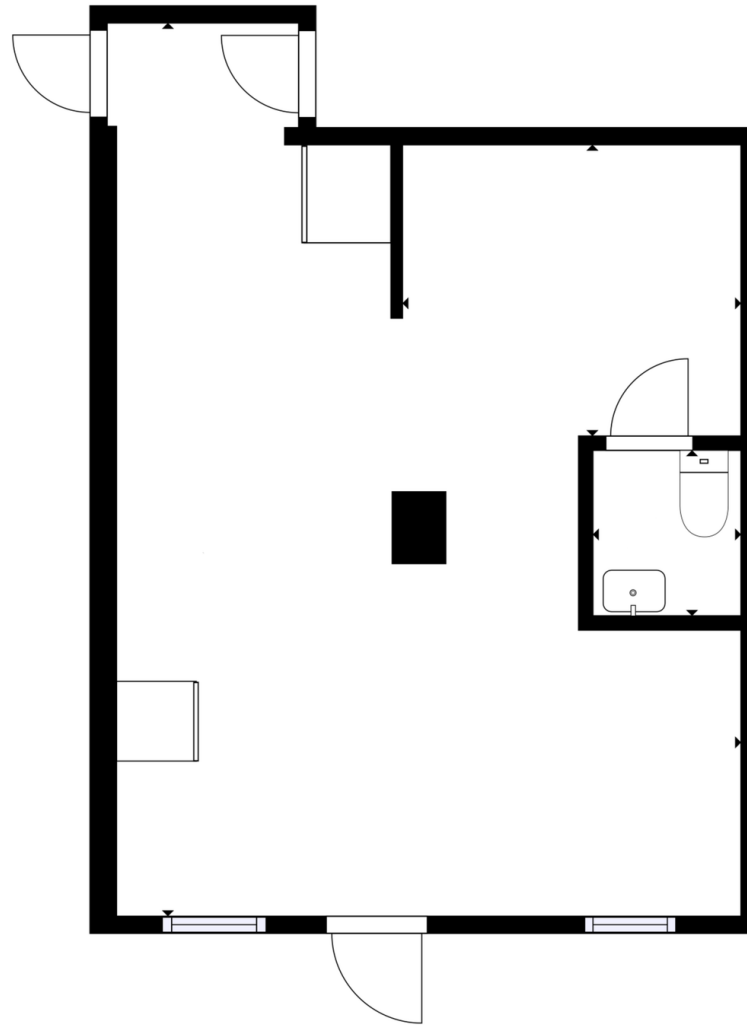
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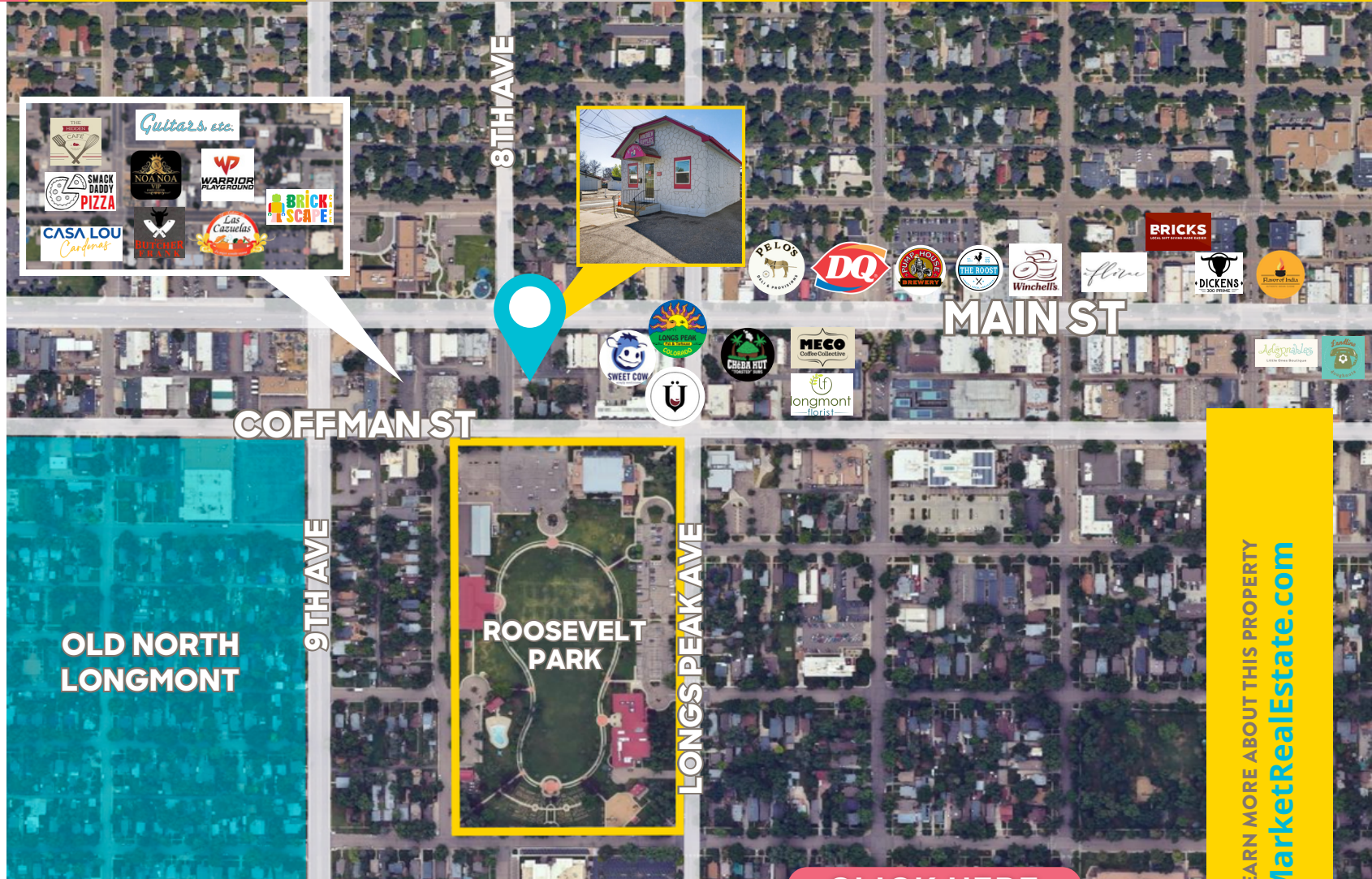
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