

Longmont Building For Sale or Lease

20 3RD AVENUE, LONGMONT CO 80501

Size: 2,640 SF

For Sale Price: \$785,000

Lease Rate: \$18 NNN (\$17.30)

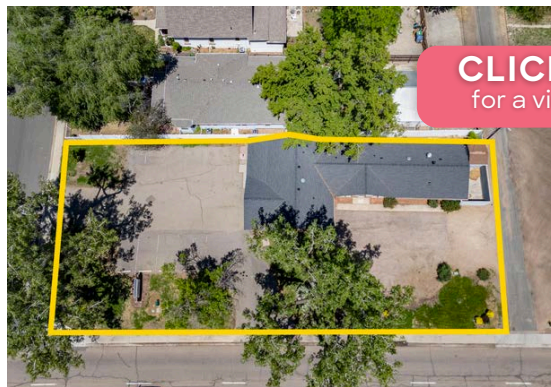
Available: Immediately

RETREAT YOURSELF

Who says commercial space has to feel commercial? This property offers the visibility your business needs with the kind of setting people actually enjoy spending time in. Surrounded by a historic Longmont neighborhood and featuring a large outdoor area, ample parking, and a versatile floor plan, the property is perfectly suited for therapy, wellness, medical, movement, pet services, or concepts that thrive in a more relaxed environment.

PROPERTY HIGHLIGHTS

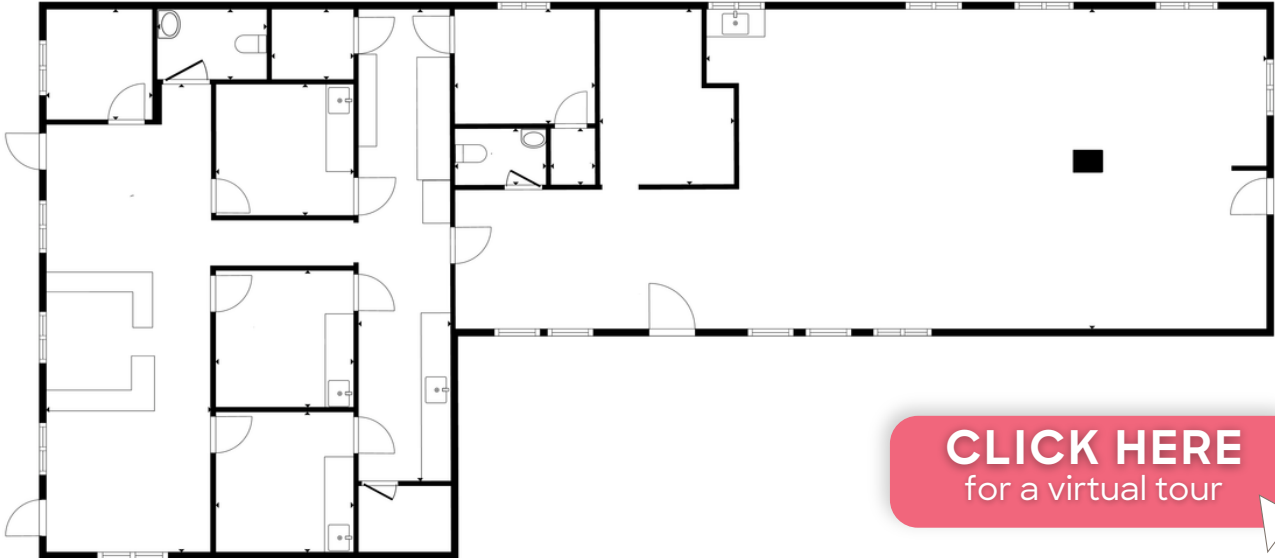
- Standalone retail or office building
- .53 acre lot with large outdoor area
- Huge visibility off 3rd Avenue
- Perfect for therapy, medical, dog kennel/training and more!
- Zoning: Mixed Use Downtown (MU-D)
- Plenty of onsite parking
- Nestled against a lovely historic neighborhood



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for a virtual tour



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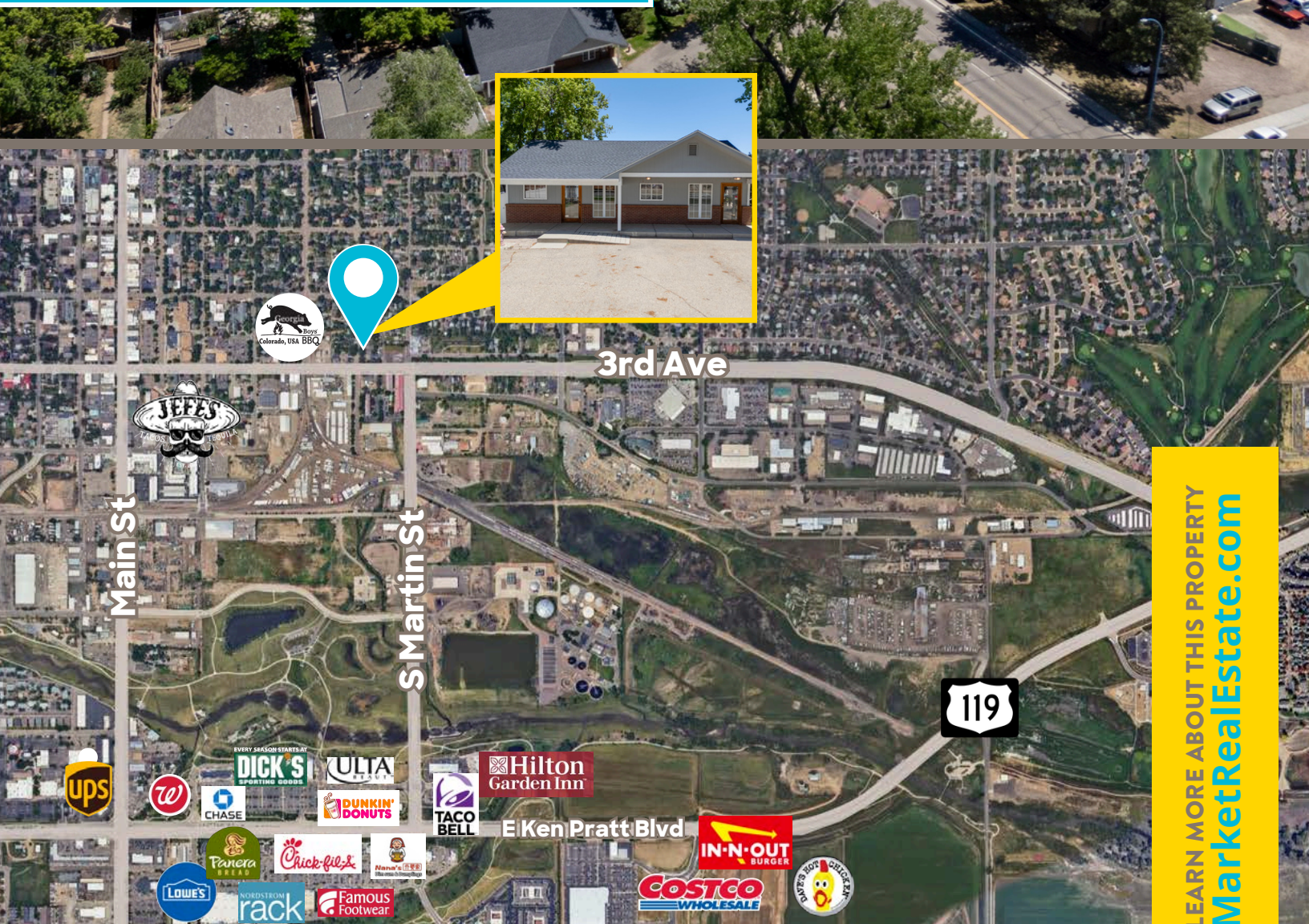
ABOUT LONGMONT

Longmont is a community of 99,000 on the northern edge of metro Denver. Boulder County, as the nation's most educated, is home to a number of advanced technology companies that are engaged in cutting edge R&D, and the translation of ideas into products. Names like IBM, Google, Microsoft, Oracle, Seagate, AMD, Lockheed Martin, Ball Aerospace, Sierra Nevada, and others populate the regional landscape. In Longmont alone, more than 200 global companies have a presence here and employ more than 11,000. In addition, a network of companies providing services, products and amenities exist to support these industries - all in a community that provides unparalleled quality of life.

Source: Longmont.org

market

REAL ESTATE



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