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PROPERTY HIGHLIGHTS

Great owner/user or live/work opportunity in a completely transformed 145 year old bank building in Downtown Longmont. The owners of 321 Main Street have lovingly transformed this building in the historic area of Downtown Longmont into something quite extraordinary - combining the best of 19th Century history with 20th century functionality. Read about the meticulous process on last page of this brochure.

The first level can be an open office area, retail store or possibly a cool event center. The upper level, complete with a rooftop deck, could be split off as a residential space with a two hour fire-rated ceiling. This unique, fully renovated property presents a historical structure with exposed bricks, high ceilings and archival feel but with updated finishes and neo-industrial style. Hard to put into words, this property needs to be seen!

- First level open office/retail/event center
- Upper level possibly converted to residential
- Located in the heart of heavily trafficked Historic District
- High ceilings & tons of natural light
- Fully renovated with updated finishes
- First level has a small bar, kitchenette, two bathrooms

* Main Floor (1st Floor) 2,250 SF
Upstairs (2ndFloor)1,250 SF

Basement: 991 SF (Unfinished)
Garage/Storage 360 SF

Sale Price: \$1,200,000
Building: 4,851 SF* (Per Owner measurements and Boulder County Assessor)
Site Size: 3,358 SF (Per Boulder County Assessor)
Zoning: MU-D Mixed Use Downtown
Parking: 1 Parking Space in front of garage**

** Public parking lot behind building
\$216/For 6 Month Permit

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

Scott Crabtree, MBA LEED®AP
 Broker Associate
 303.449.2131 ext 125
 crabtree@coloradogroup.com

Christian Smith
 Principal/Broker Associate
 303.449.2131 ext 123
 christian@coloradogroup.com

Liz Amaro
 Broker Associate
 303.449.2131 ext 136
 liz@coloradogroup.com

The Colorado Group, Inc
 3434 47th St, Suite 220
 Boulder, CO 80301
 303.449.2131
 www.coloradogroup.com

RETAIL/OFFICE BUILDING FOR SALE

UNIQUE HISTORY & CHARACTER

Colorado
Group

321 AND 323 MAIN STREET, LONGMONT, CO 80501

PROPERTY PHOTOS - 1st Floor - 2,250 SF



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PROPERTY PHOTOS - 2nd Floor Possible Residential - 1,250 SF



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UNIQUE HISTORY & CHARACTER

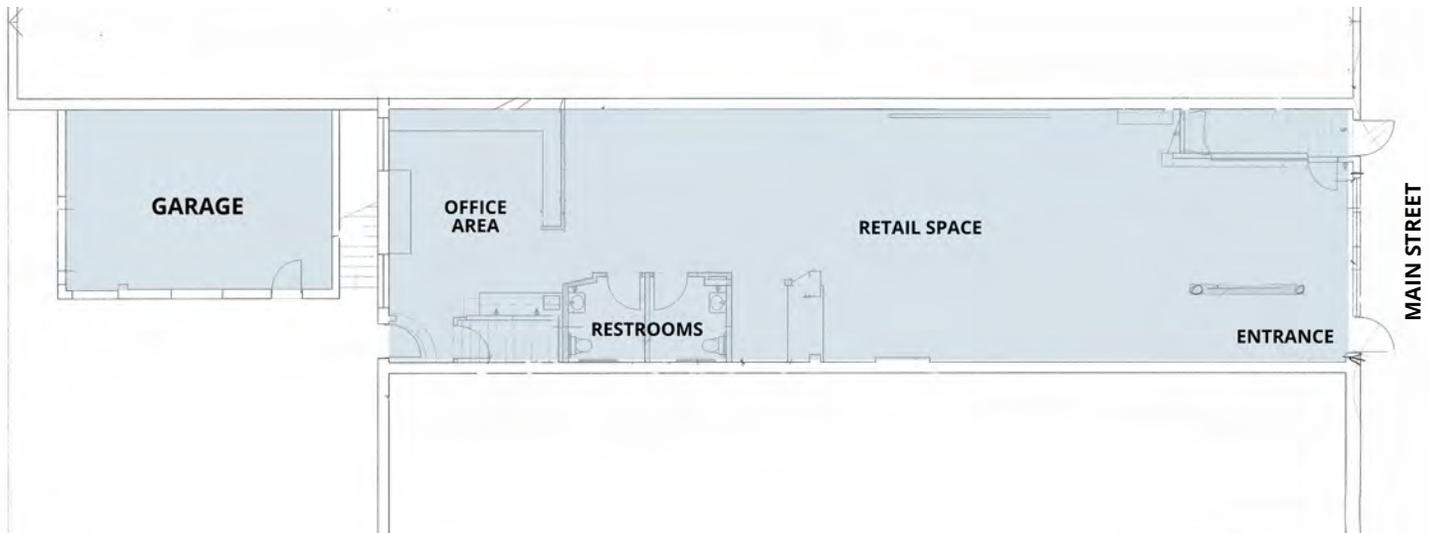
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PROPERTY **PHOTOS**



PROPERTY **FLOOR PLAN - 1st Floor**



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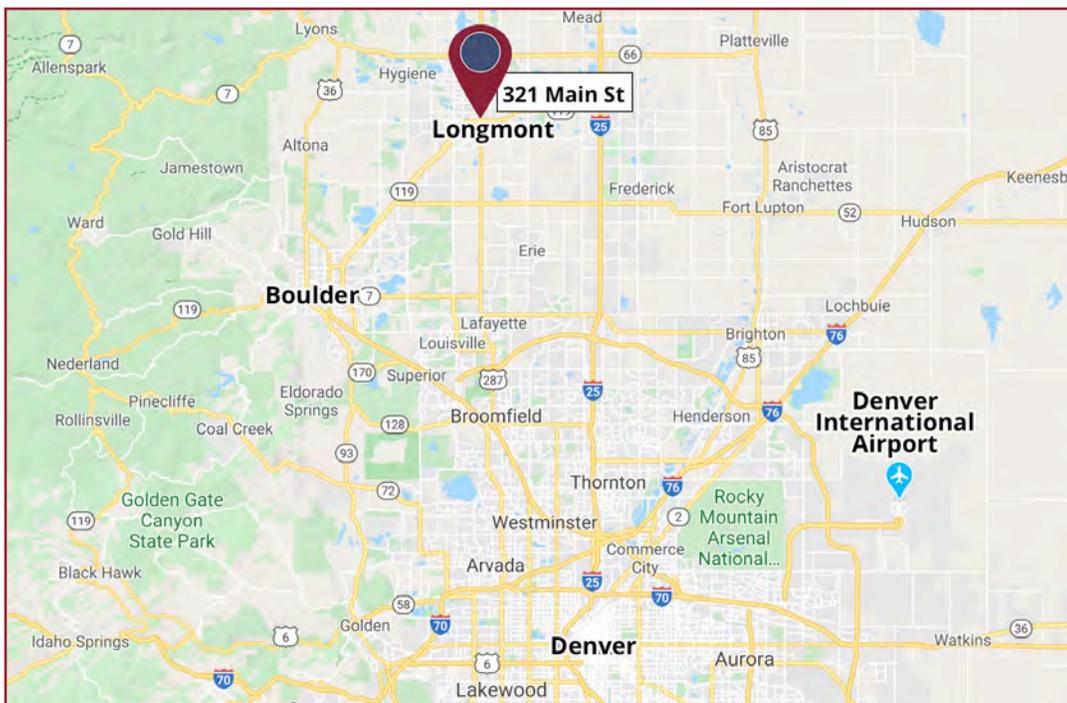
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PROPERTY LOCATION



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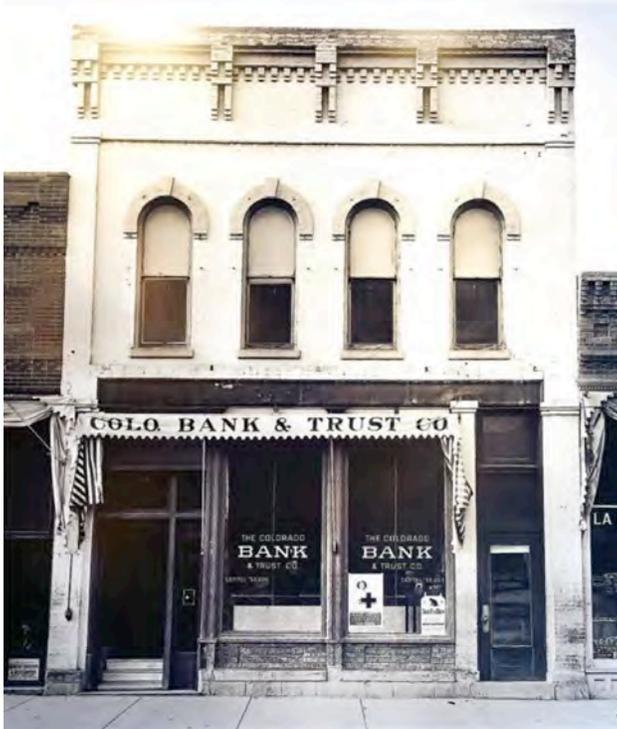
UNIQUE HISTORY & CHARACTER

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PROPERTY HISTORY

The building is the oldest brick building in Longmont history



This information on this page comes from these articles:
Times-Call: August 22, 2014
The Daily Camera: May 15, 2016
CREJ - Office Properties Quarterly: September 2016

Emerson & Buckingham Bank est. 1871

The property now owned by Peg and Jon Schallert was originally the Emerson and Buckingham Bank on 3rd Street, a wooden structure part of the original one-square block of Longmont. While the bank was constructed, the safe was dropped right in the middle of the street and business was conducted out of the safe until the building was finished. Opening day was April 12, 1871 and deposits were \$3,293.98. The brick bank building was constructed at its current location in 1875 and is the oldest brick building in Longmont's history.

The Schallerts took every pain possible to restore and reproduce the original features of the building. The partial tin ceiling was uncovered, and two coal chutes in the back were visually restored and refinished. A brick wall, hidden behind drywall and plaster, was revealed after the methodical chipping away of the newer materials. One of the original ceiling beams reveals the word "Buckingham" written in charcoal in an ornate cursive font.

The plan's first phases included extensive interior demolition, down to the building's original framing, saving as many of the original finishes and features along the way. More prominent restoration features include 19th century marble penny tile flooring, the original tin ceiling, original 1870s brick and a fireplace made of cast iron and marble. The building even has its own Facebook page.

For more information go to:
<https://www.facebook.com/EmersonBuckinghamBuilding>



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