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2204 18th Ave
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RE/MAX COMMERCIAL

Investment or Owner/User Opportunity

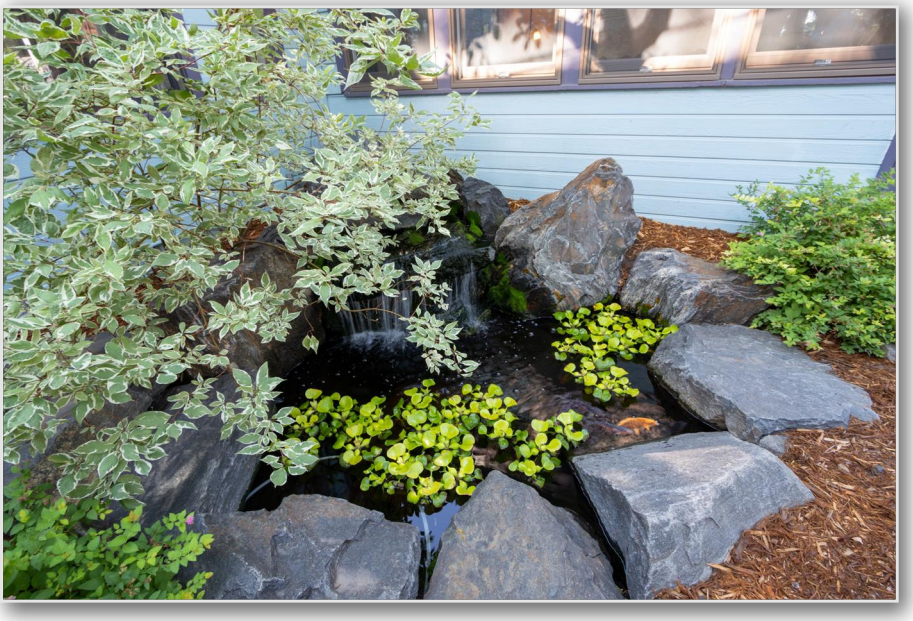
713 3RD AVE
Longmont, Colorado 80501

$625,000

MLS #: 921664

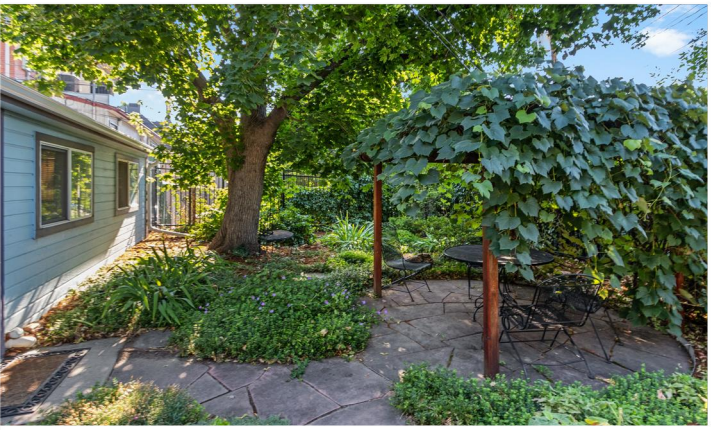
Here is a unique and wonderful commercial building, a 1,550sf Victorian in the heart of Old Town Longmont. Marvelously updated and meticulously maintained, this downtown oasis is beautifully landscaped and has well-designed and functional indoor spaces for reception and treatment rooms or offices. The separate 400sf carriage house offers many possibilities. The 1,000+sf basement has laundry and big room for storage. Client parking is on site. Perfect for a wide variety of professional services.

Current tenants are on month-to-month or short-term leases; this property can be an investment or an ideal location for an owner/user. The pro forma rental income calculation includes market lease rates but actual 2019 expenses. The property is within the boundaries of the LDDA and the Opportunity Zone, both offering benefits to property owners. Please call the listing broker for information and showings. All information contained herein is deemed to be accurate but should be verified by buyers.



See the Virtual Tour! www.713ThirdAvenue.com

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed



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VIEW THE TOUR