PROFESSIONAL & MEDICAL OFFICE BUILDING FOR SALE

1055 17TH AVENUE, LONGMONT, CO 80501



PROPERTY SUMMARY

Price:	$2,575,000 ($170 / SF)
Pro Forma NOI:	$215,879
Pro Forma Cap Rate:	8.38%
Square Footage:	15,121 SF
Vacancy:	3,374 SF
Land Area:	1.64 AC
Zoning:	PUD/R, Longmont
Parking:	77 Spaces

Located in the heart of central Longmont and surrounded by established residential neighborhoods, this 15,121 SF professional and medical office building presents an exceptional opportunity for owner-users, investors, or medical/professional service providers. 1055 17th Avenue has 3,374 SF available space for lease alongside stable existing tenancy. Situated on 1.64 acres, the building features modern amenities including key card access, interior and exterior security cameras, a common elevator, common-area restrooms, washers/dryers, multiple skylights for natural light, and kitchenettes in select suites. This well-maintained asset is ideally positioned for continued success in a high-demand location.

DEAN CALLAN & COMPANY INC

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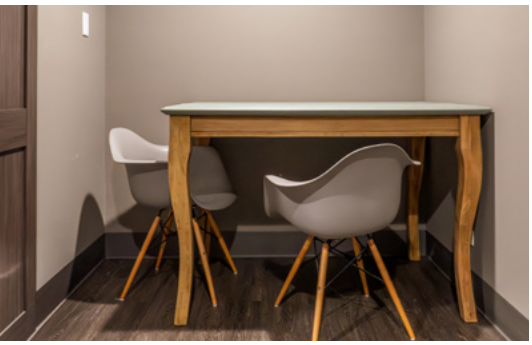
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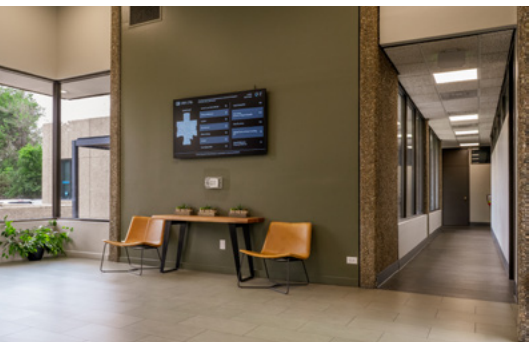
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KEY ATTRIBUTES

- **15,121 SF** professional and medical office building on 1.64 acres
- **3,374 SF** immediately available for lease (two suites)
- **77 parking spaces**
- **Newly renovated**
- **Key card access** with interior and exterior security cameras
- Common area **elevator** serving all floors
- Common area restrooms
- Common area **washers and dryers**
- Multiple **skylights** throughout for abundant natural light
- Kitchenettes in select suites
- PUD/R zoning – flexible for professional and medical office uses
- Centrally located in Longmont, directly surrounded by residential neighborhoods
- Strong visibility and easy access in a high-demand submarket

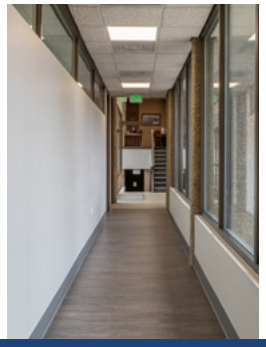




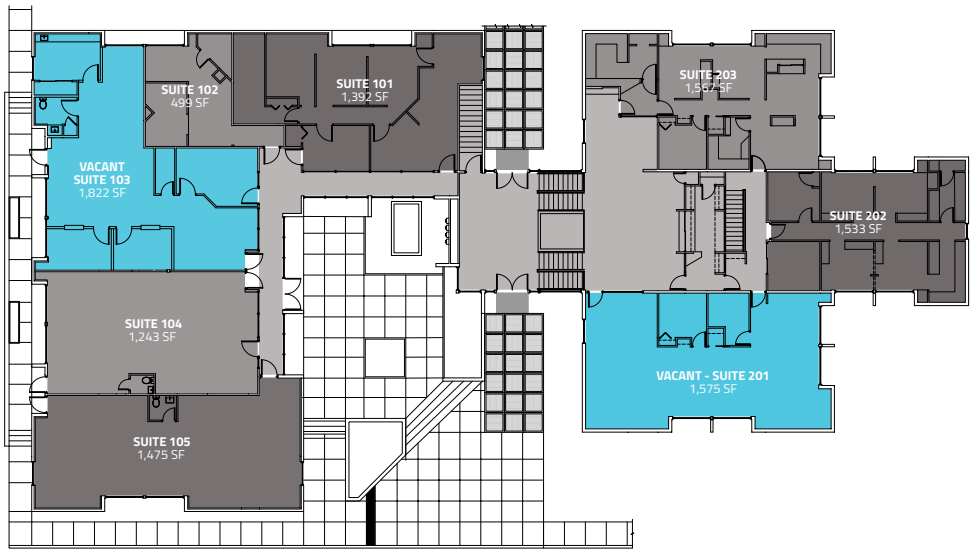








MAIN LEVEL



LOWER LEVEL

