



1850 MOUNTAIN VIEW AVENUE
LONGMONT, COLORADO 80501



www.deancallan.com



DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

MEDICAL OFFICE BUILDING FOR SALE

Situated in a highly desirable central Longmont location, this 3,245 SF medical-use building at 1850 Mountain View Avenue offers exceptional visibility and convenience next to Common Spirit Longmont United Hospital. Built in 1972 on a 0.41-acre site zoned MU-N, the property is surrounded by established residential neighborhoods and features 16 surface parking spaces (4.93/1,000 SF ratio), making it an ideal opportunity for medical professionals seeking a well-positioned facility in a strong healthcare corridor.

Call us for more information and to set up a tour.



**DEAN CALLAN
& COMPANY INC**

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PURCHASE PRICE: \$899,000 (\$277/SF)

Address: 1850 Mountain View Avenue, Longmont, Colorado 80501

Square Footage: 3,245 SF

Land Area: 0.41 AC

Zoning: MU-N

Parking: 16 Surface Spaces | Ratio: 4.93/1,000 SF

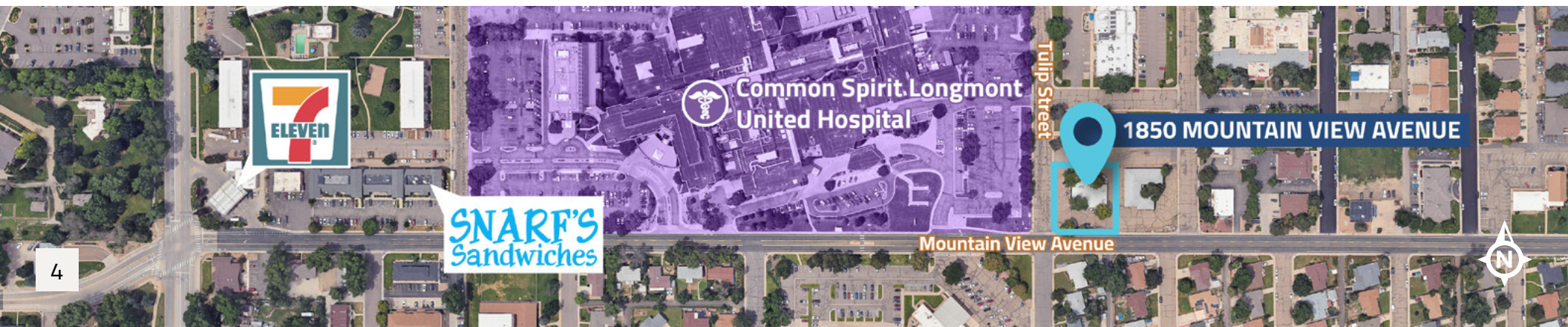
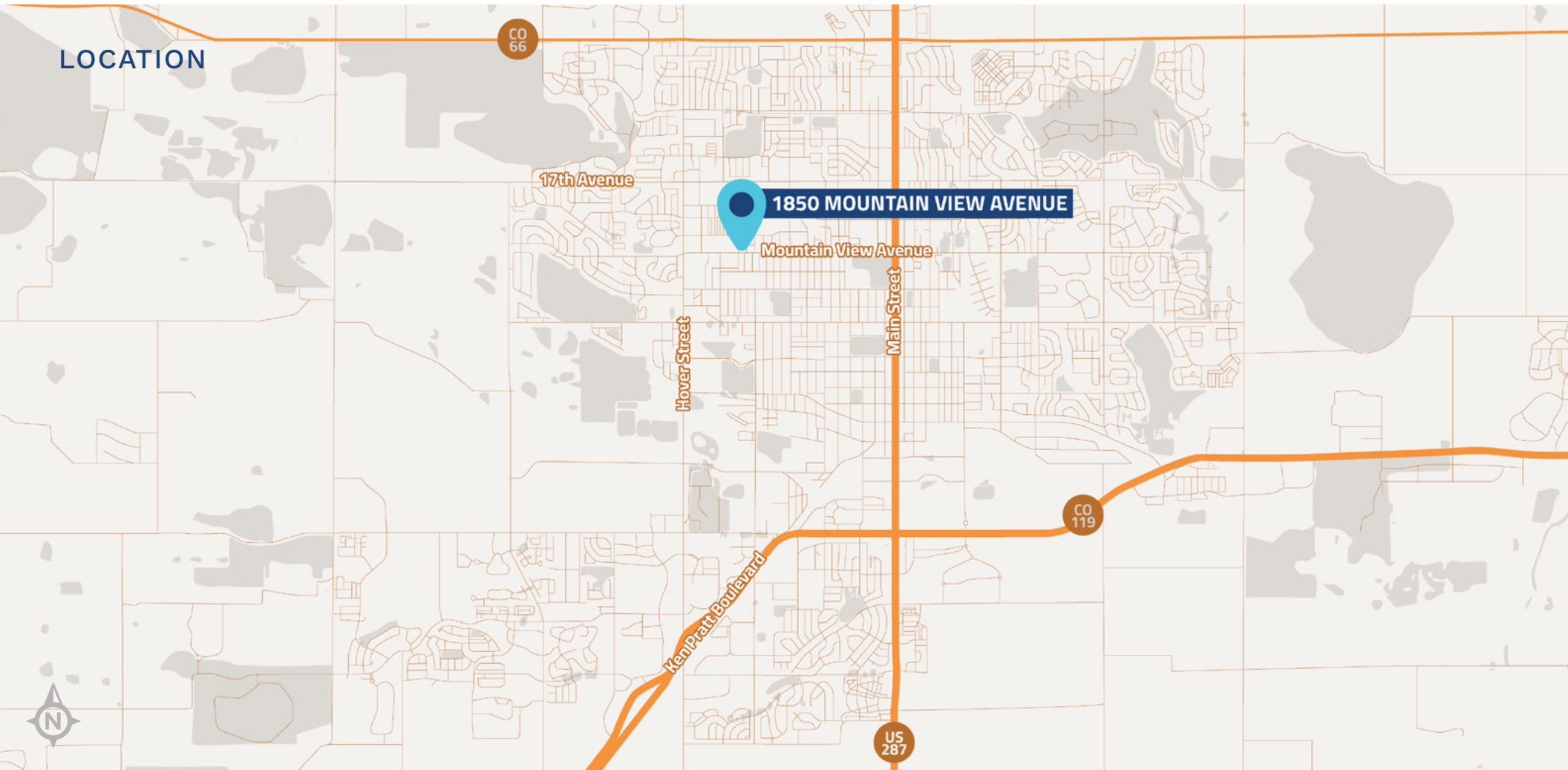
Year Built: 1972

LONGMONT

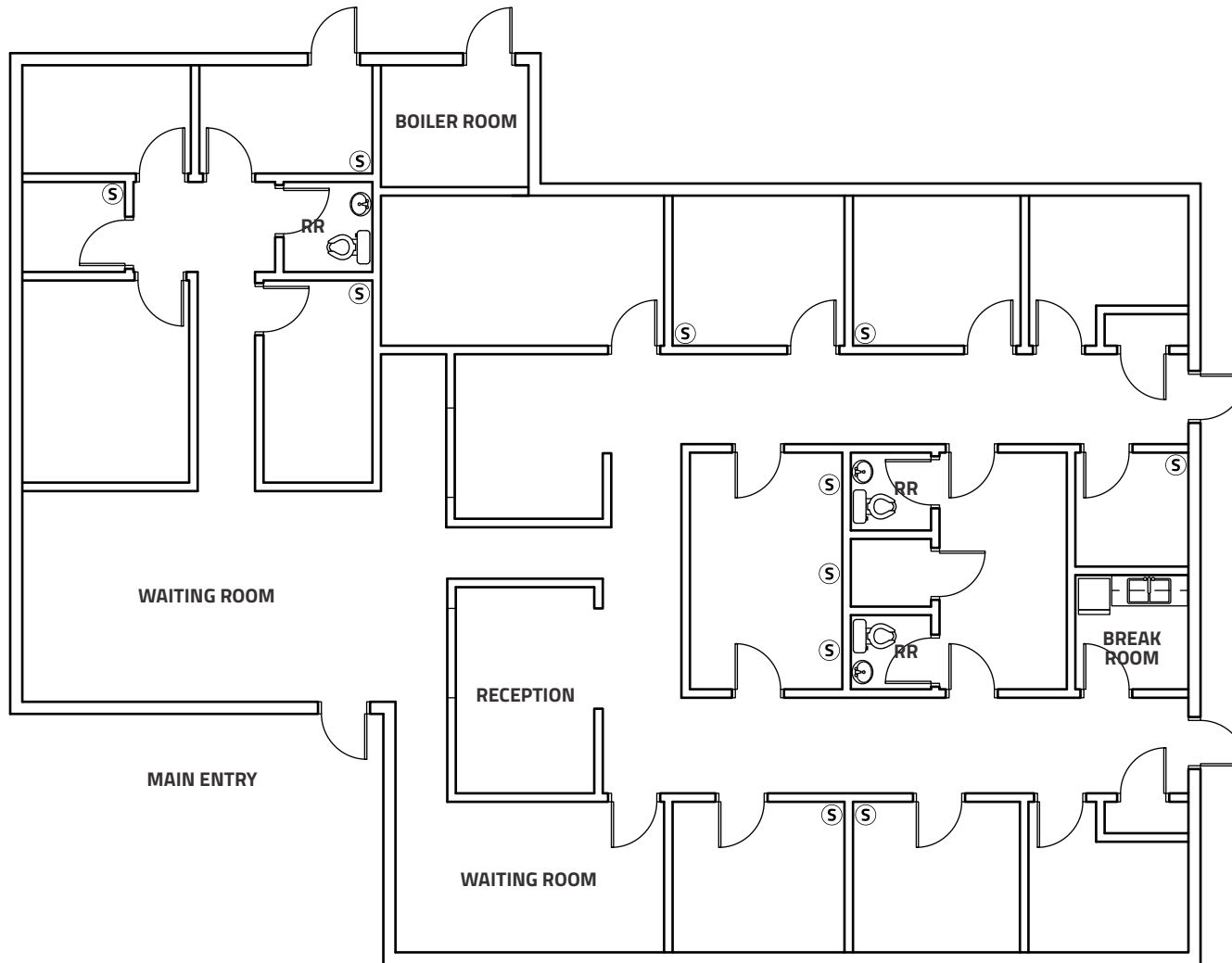
- **Population:** ~100,000 – 104,000 (City of Longmont end-of-2025 estimate: 104,178; Census estimates closer to 99k–100k)
- **Median Age:** ~40 years
- **Median Household Income:** ~\$90,000 – \$91,700
- **Poverty Rate:** ~8.6 – 8.8%
- **Race / Ethnicity:** ~66–67% White (non-Hispanic); ~24% Hispanic/Latino; smaller shares Asian, multiracial, and other groups
- **Age Distribution** Under 18: ~19–20%; 65+: ~18% Household Size ~2.3 persons
- Longmont has a stable, moderately growing population with a solid middle-to-upper income base and a meaningful senior cohort (supportive of medical demand).
- These figures position the property in a established, demographically balanced healthcare market with consistent demand drivers for medical office and related uses.

PLEASE DO NOT DISTURB THE TENANT

LOCATION



FLOOR PLAN



 SINK/HOOKUPS AVAILABLE



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follow us     

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