

1850 MOUNTAIN VIEW AVENUE

LONGMONT, COLORADO 80501

www.deancallan.com

DEAN CALLAN & COMPANY INC

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.



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All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

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

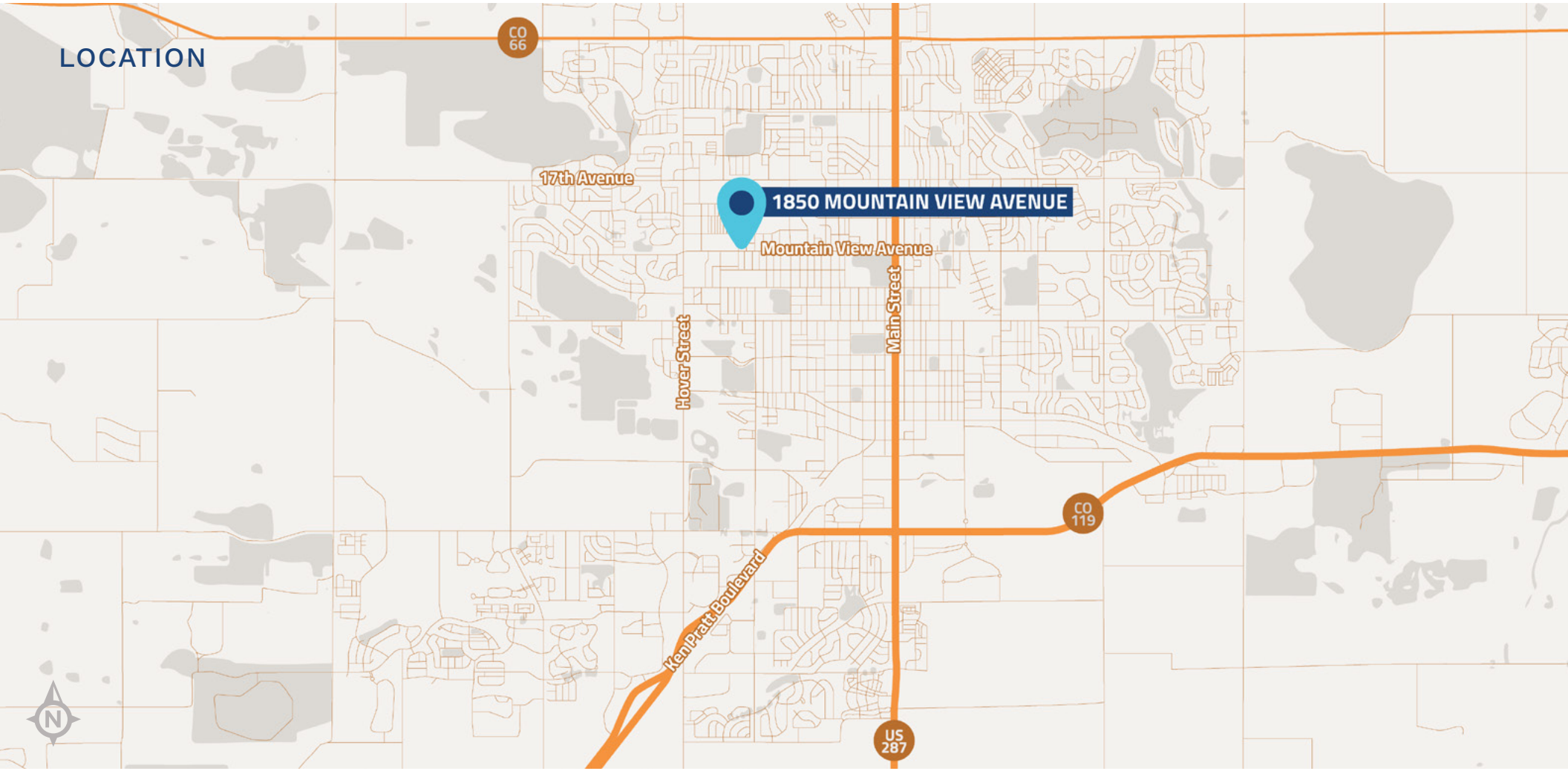
Address:	1850 Mountain View Avenue, Longmont, Colorado 80501
Square Footage:	3,245 SF
Land Area:	0.41 AC
Zoning:	MU-N
Parking:	16 Surface Spaces | Ratio: 4.93/1,000 SF
Year Built:	1972

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 DistributionUnder 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.

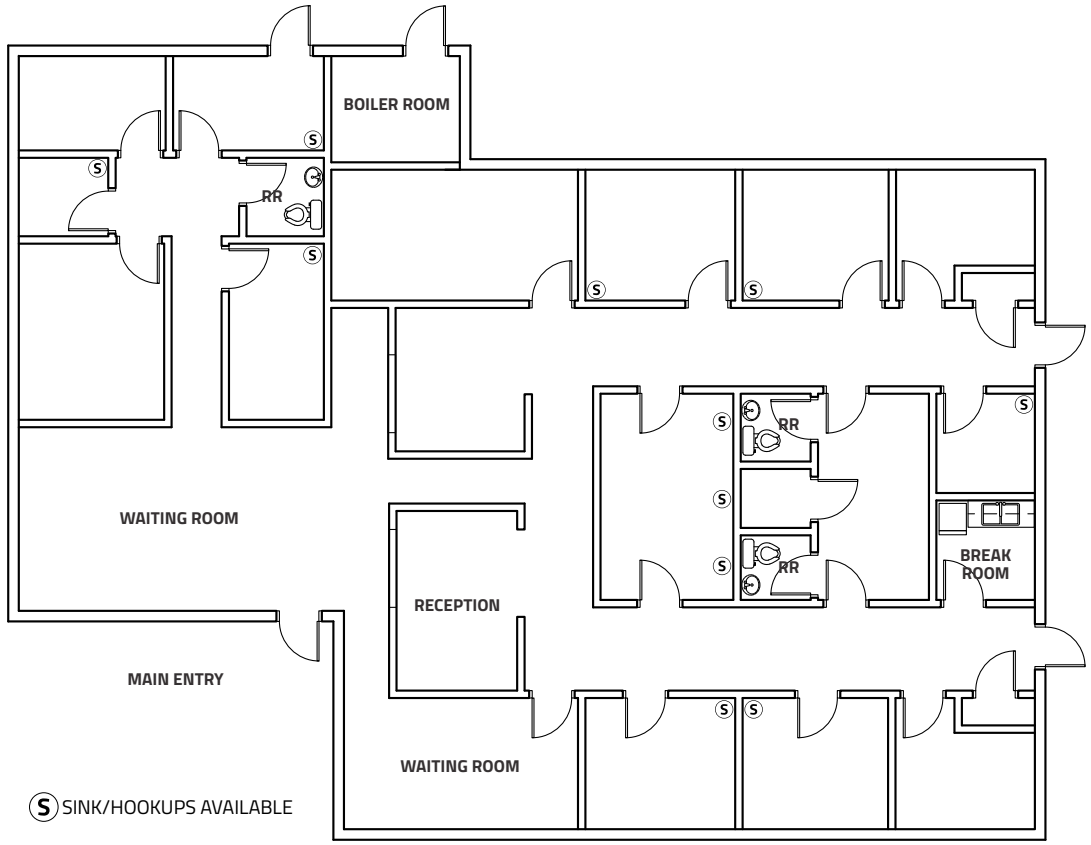
PLEASE DO NOT DISTURB THE TENANT

LOCATION


CO 66
17th Avenue
1850 MOUNTAIN VIEW AVENUE
Mountain View Avenue
Hover Street
Main Street
CO 119
Ken Pratt Boulevard
US 287
N


ELEVEN
Common Spirit Longmont United Hospital
Tulip Street
1850 MOUNTAIN VIEW AVENUE
SNARF'S Sandwiches
Mountain View Avenue
N

FLOOR PLAN


BOILER ROOM
RR
WAITING ROOM
RECEPTION
MAIN ENTRY
WAITING ROOM
RR
RR
BREAK ROOM
S SINK/HOOKUPS AVAILABLE











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follow us

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