market
REAL ESTATE

OFFICE/RETAIL BUILDING FOR SALE OR LEASE

418 COFFMAN
LONGMONT, CO 80501

Size: 5,276 SF
Zoning: Office/Retail
Rate: $14.50 NNN
Sale Price: ~~$1,350,000~~ $1,290,000

PRICE REDUCTION!

ON THE GROUND FLOOR

We don't just mean that this owner-occupant building is single story, because there's more to this ground level building... so, let's dig in! First up, there's the well-grounded floor plan with a nice mix of private offices and open space. Next, there's the updated kitchen and bathrooms, and the quick access to Main Street. But, that's hardly it. If you've had your ear to the ground, you know Coffman Street is poised to be Longmont's next big thing. It'll have protected, landscaped space for foot traffic, dedicated lanes for cyclists, and lead straight to the brand new 1st and Main Transit Center. Sounds like a happy hunting ground for your next adventure! Have we run this idiom thing into the ground?

PROPERTY HIGHLIGHTS

- Ground-level office/retail space
- Kitchenette and bathrooms recently updated
- Frontage along the Coffman Street Mobility improvement project
- Reception, single offices, meeting room space
- Bonus storage space in basement







LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

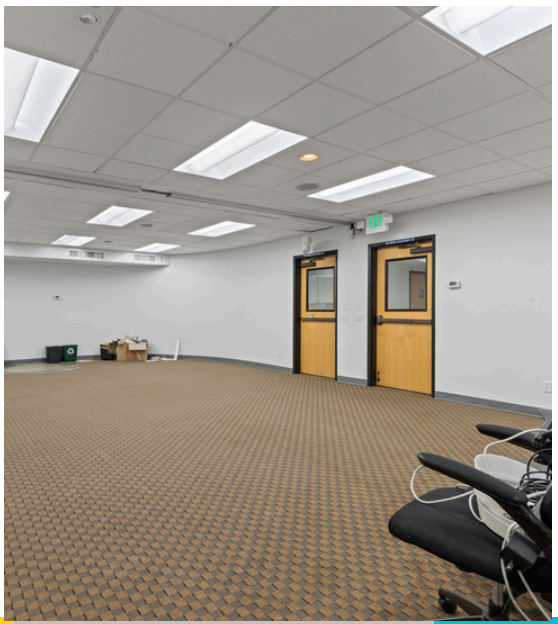






market
REAL ESTATE





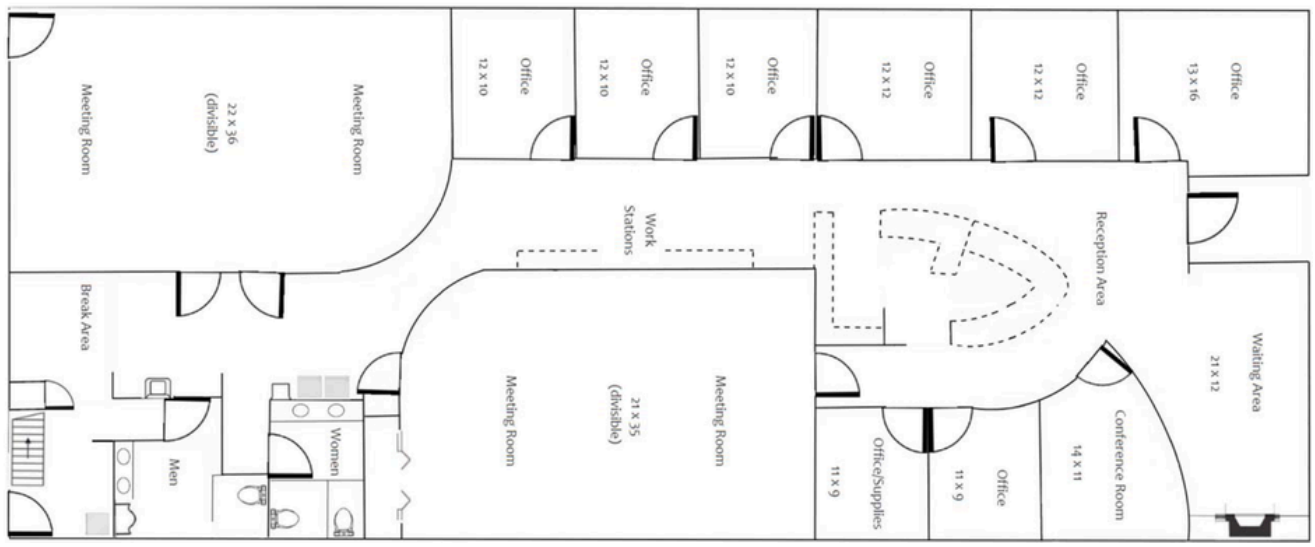


ANNIE LARNER
303 444 1344
Annie@MarketRealEstate.com

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

market
REAL ESTATE

COFFMAN STREET



- Public Parking Lot (2 Hours)
- Private Parking Lot
- 2 Hour Street Parking
- 3 Hour Street Parking
- All Day Street Parking
- NO Parking

Public Parking Lot Day Permits can be purchased for $5/day at 320 Main St, M-F, 9-4 pm

Visit www.downtownlongmont.com for parking updates or call 303-651-8484 for long term parking permits.



ANNIE LARNER
303 444 1344
Annie@MarketRealEstate.com

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com