Prudential
Rocky Mountain, REALTORS®

Commercial Real Estate Department

An Independently Owned and Operated Member of Prudential Real Estate Affiliates, Inc.

Ken Kanemoto, CCIM

For Sale

Retail/Warehouse
9,050 Sq Ft Bldg

611 2nd Avenue
Longmont, CO 80501

GREAT PROPERTY!!!! 9,050 Sq Ft remodeled historic warehouse in downtown Longmont business district. 2,980 sq ft of the main level is finished showroom and work area. New windows and new siding have recently been installed. Second floor is a unique, newly remodeled 3,000 sq ft studio loft. Second floor interior décor includes rustic beams, hardwood floors, and separated into a 2 bedroom living area and adjoining office/work area. Also included on the 2nd floor are 2 full baths and washer/dryer hookups.

Bldg Size:	**9,050 Sq Ft +/- (approximately 6,050 main level and 3,000 sq ft on the 2nd floor)**
Lot Size:	**65' x 130'**
Zoning:	**MI (Mixed Industrial)**
Construction:	**Masonry building**
Parking:	**Additional parking easement in adjacent lot**
Taxes	**4,769 (2005)**
Price:	**$695,000**

PRICE REDUCED!!!

Contact: **Ken Kanemoto, CCIM** **Phone:** **(303)772-2222**
ken@LongmontCommercial.com
See more information at www.LongmontCommercial.com

The information contained in this brochure, while not guaranteed, is from sources we believe to be reliable. Price, terms, and information is subject to change