

# FOR SALE OR LEASE

## Office/Retail Building with Parking

624 Coffman, Longmont, CO



**Great downtown Longmont location. Attractive, freestanding building with private parking areas. Includes large, nicely landscaped courtyard . Ideal for offices or retail. Includes a 1,089 sq ft basement. Owner financing is available.**

**Building Size:** 3,690 sq ft total- 2,601 sq ft (main level) and 1,089 sq ft (bsmt)  
**Lot Size:** Approximately 11,018 sq ft (88' x 125.2')  
**Construction:** All Brick  
**Parking:** 11 private spaces plus room for more. Also street parking.  
**Price:** \$379,900 - Owner financing terms available  
**Lease rate:** \$10.00/sq ft + NNN(\$5.02) for the 2,601 sq ft . No charge for the basement.

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