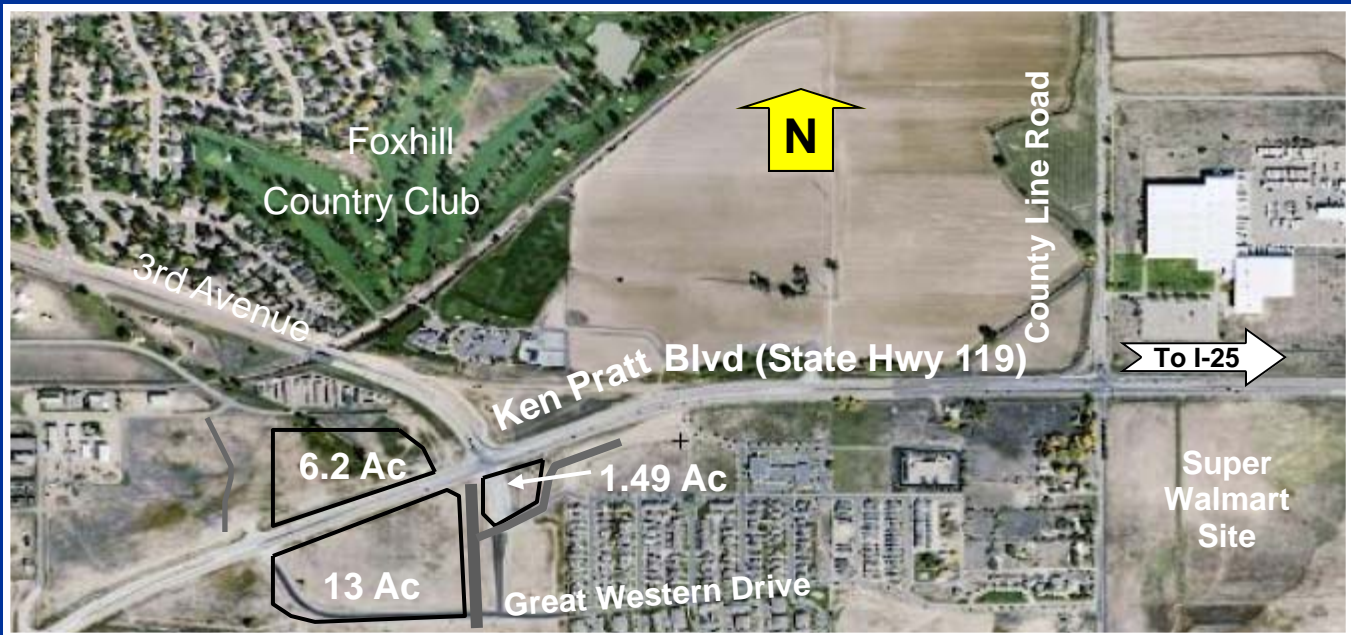


# FOR SALE - Price Reduced!!

## Longmont Commercial Lots - Ken Pratt Blvd & 3rd Ave

### 1.49, 6.2, and 13.0 Acre Lots



High exposure lots at the signalized intersection of Ken Pratt Blvd (CO Hwy 119) and 3rd Avenue. The high traffic location is ideal for retail or businesses. Located in east Longmont between Harvest Junction (power center) and proposed Super Walmart (closed transaction) and only 4.5 miles to I-25. The 1.49 and 13 acre lots are developed.

**Lot Size:** 1.49 Acre (SE Corner), 13 Acre (SW Corner), 6.2 Acre (NW)

**Zoning:** BLI (Business Light Industrial)

**Utilities:** 8" Water and 8" Sewer in both 3rd Avenue (adjacent to site) and also in Great Western Drive. 16" water line along north side of 6.2 acre lot

**Traffic Count:** 23,510 average daily travel on Ken Pratt Blvd (5/2007)

**Price:** 1.49 Acre - \$775,000 (\$11.94/sf) 13 Acre - \$3,825,000 (\$6.75/sf)  
6.2 Ac - \$1,551,000

**Ken Kanemoto, CCIM**  
**Bayne Gibson, CCIM**  
**(303)772-2222**



**Prudential**  
**Rocky Mountain, REALTORS®**

Prudential LTM Realtors, 275 S. Main Street, Longmont, Colorado 80501

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