

# FOR SALE

## Downtown Retail Building

### 332 & 334 Main Street, Longmont, CO



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

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## PROPERTY DESCRIPTION

**11,840 sq. ft. retail building plus 1,720 sq. ft. basement at a great downtown Longmont location. In the heart of Longmont with free public parking lot adjacent to property. Great visibility and high traffic counts. Overhead delivery door, three private offices, kitchen area, mezzanine and lots of display window area.**

**CONFIDENTIAL. No showings during business hours!**

<b>Taxes:</b>	<b>\$13,857 (2007)</b>
<b>Zoning:</b>	<b>Central Business District</b>
<b>Traffic counts:</b>	<b>25,065 (2008)</b>
<b>Price:</b>	<b>\$825,000</b>