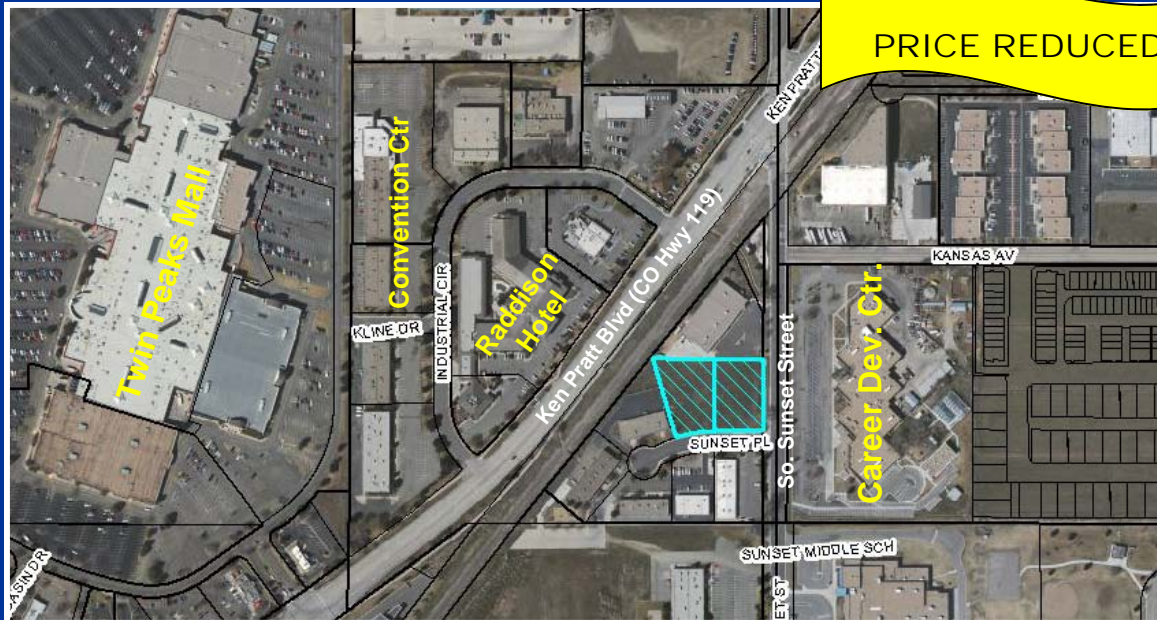


# LOT FOR SALE

## 1.52 Acre Lot

1800 & 1812 Sunset Place, Longmont, CO



2 lots totaling 1.52 acres. Property is ideally located off Ken Pratt Boulevard. Land is visible from Ken Pratt Boulevard (Hwy 119) and near the signalized corner of Sunset Street and Ken Pratt Boulevard. Flexible zoning allows business and industrial uses.

**Lot Size:** 1.52 Acres  
**Legal Descrip:** Lot 1 & 2, Longs Peak Industrial Park, replat of Lot 25  
**Zoning:** M-I  
**Utilities:** All utilities near site  
**Price:** \$298,000 (\$4.50/ sq ft)

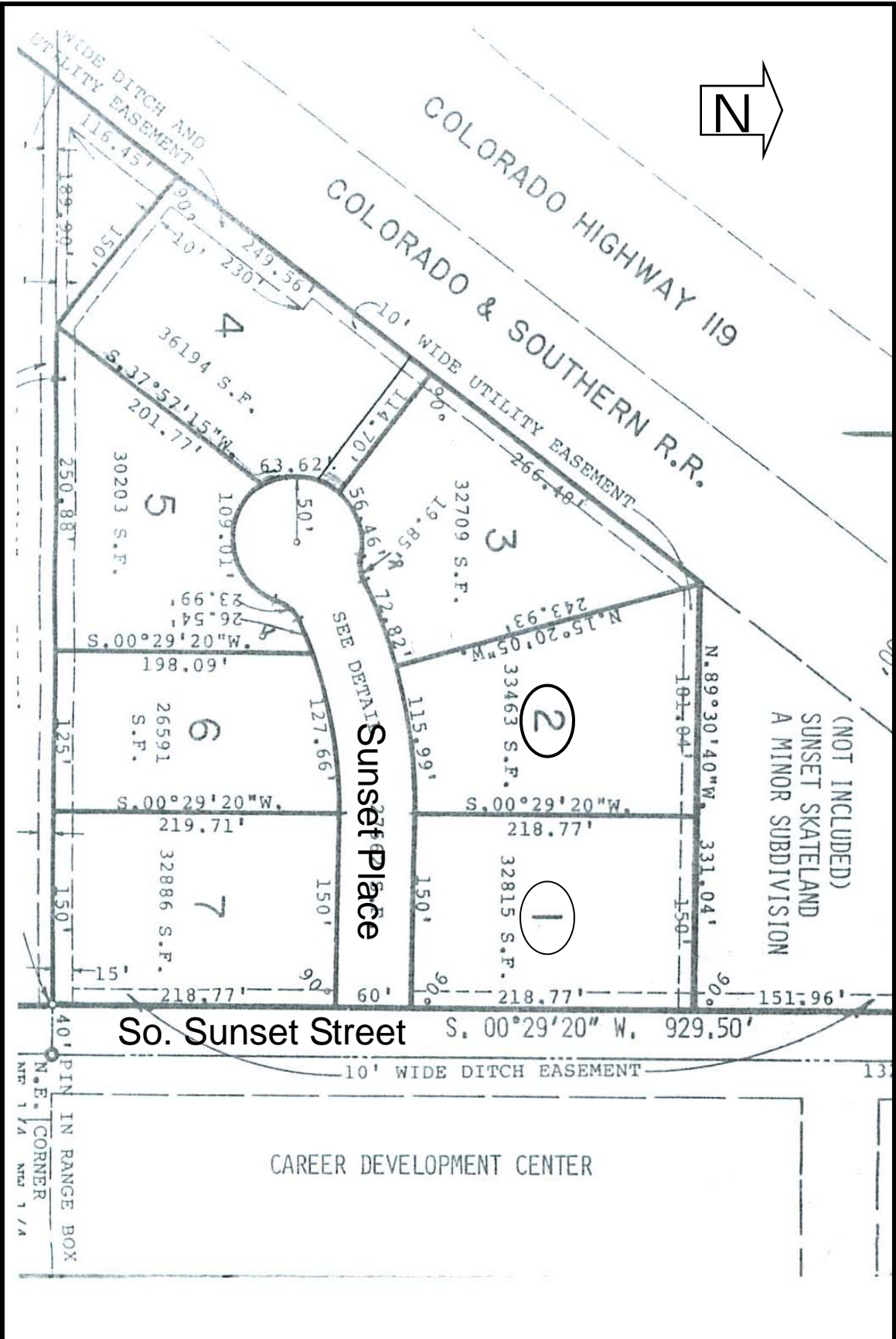
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ken@LongmontCommercial.com



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

Prudential Rocky Mountain Realtors, 275 S. Main Street, Longmont, Colorado 80501

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.



So. Sunset Street S. 00°29'20" W. 929.50'

CAREER DEVELOPMENT CENTER

N.E. CORNER  
PIN IN RANGE BOX  
N1/4 N1/4 N1/4

(NOT INCLUDED)  
SUNSET SKATELAND  
A MINOR SUBDIVISION