

FOR SALE
1.37 acres Commercial Lot
Directly across from Super Wal-Mart
409 Ute Highway, Longmont, CO 80501



2 High exposure lots (total 1.37 acres) near the intersection of Ute Highway (CO Hwy 66) and Main Street (Hwy 287). The high traffic location is ideal for retail or businesses. Located in North Longmont and directly south of the new Super Wal-Mart and to the east of the Super 8 Motel. High visibility and traffic counts in this area!

Lot Size: 1.37 acres
Zoning: C (Commercial)
Traffic Count: Ute Highway — approximately 18,200 per day (2006)
Price: \$899,000 (\$15.06/sq ft)

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