

# OFFICE/RETAIL FOR SALE OR LEASE

## 230 Main Street Longmont, CO



### PROPERTY INFORMATION

**Availability:** Condo B: 2,148 RSF

**Sale Price:** \$397,500

**Lease Rate:** \$10.00 NNN

**Rent Escalation:** \$.50 psf / year on a 5-year deal

**Expenses:** \$8.38 (excludes utilities)

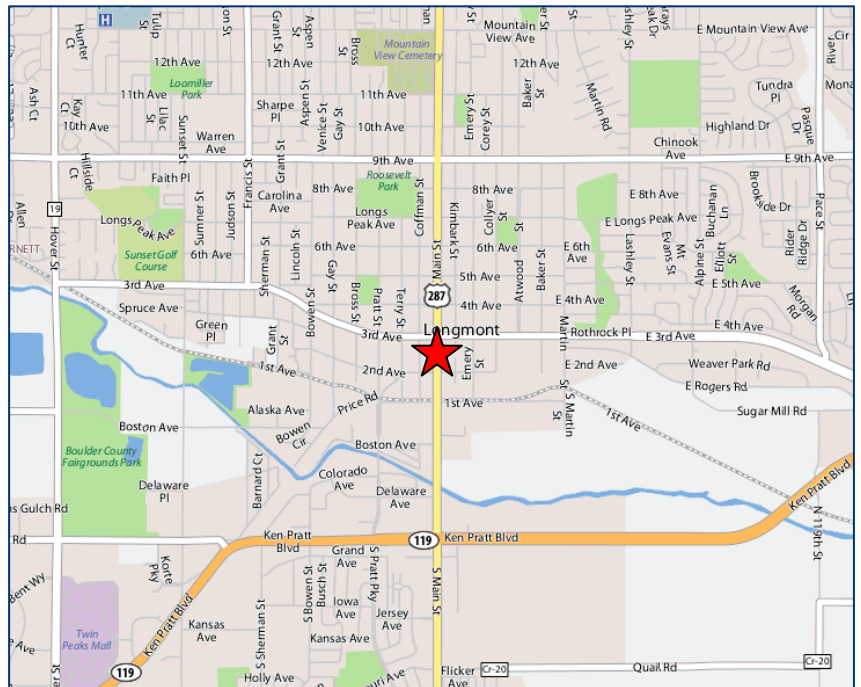
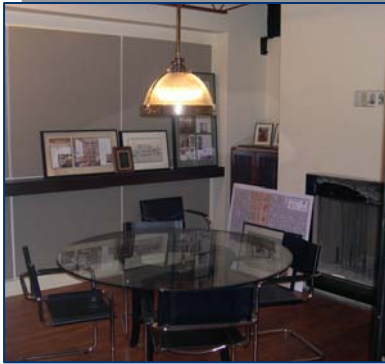
**Bldg. Size:** 5,855 sq. ft. (gross)

**Year Built:** 1946

**Renovated:** 2004 and 2006

**Zoning:** CBD

**Parking:** 6 lot; 20 adjacent lot; street parking



### BUILDING FEATURES

- Mid-century Downtown Longmont building
- Reception services available
- Mezzanine office level
- Completely renovated building
- Sale and lease terms are negotiable
- Numerous amenities within walking distance

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