



Prudential

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REALTORS®**

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COMMERCIAL REAL ESTATE

For Sale

Commercial Property

**454 Main St
Longmont CO 80501**

General Information

Taxes: \$5,812 (2007)
Zoning: CBD (Commercial Business District)
Traffic Count: 31,000 Day (Both Directions)
County: Boulder
Tax ID: R0055841
Bldg Size: 2,875 sq/ft
YOC 1910



Property Information

Excellent location, in heart of Longmont. Zoned CBD for variable uses. Main St Location. Easy parking. Space could support up to 3 separate tenants or be converted to a single user. Excellent Retail potential. Bldg has basement. Built in 1910

Sale Information

Price: \$320,000 (\$111.30 Sq/ft)
Terms: Cash or Cash to New Loan

**DMCAR # 308743
MLS # 601021**

Land Information

Acres: .0717acre (approximately)
Sq/Fr 3,125 sq/ft (.0717 Acres)
Utilities: All utilities to site
Power: 200 Amps
Description: Level lot
Frontage: Main St (Hwy 287)

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