



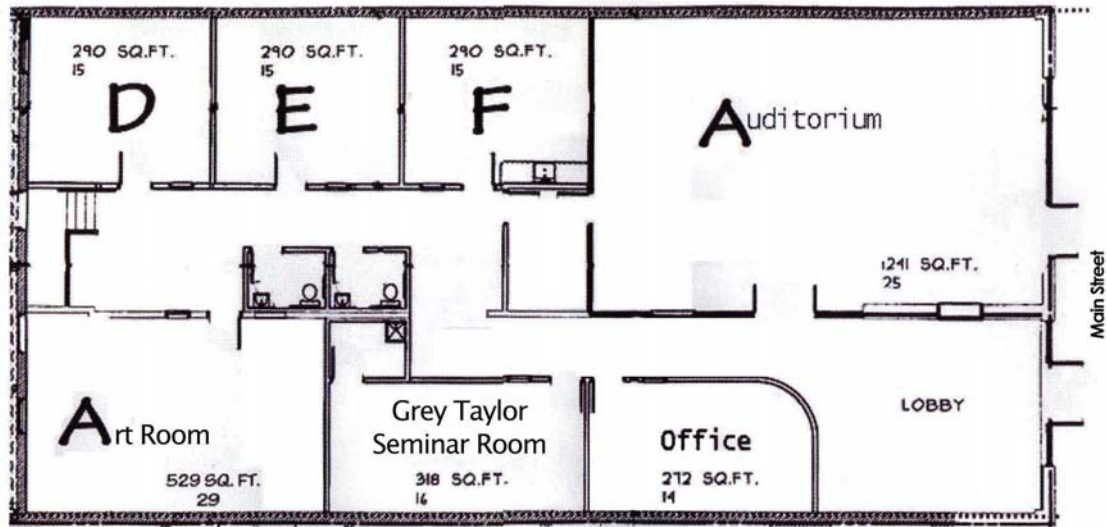
509 Main Street, Longmont, Colorado

For Sale – Unique Downtown Longmont Building

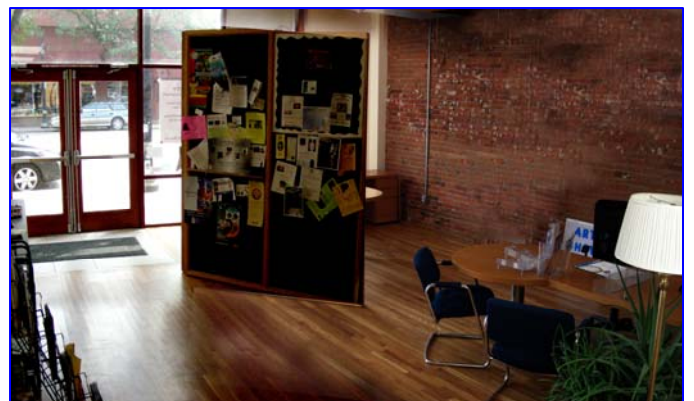
Situated on one of Longmont’s busiest downtown historic blocks, adjacent to the theater and close to successful dining establishments. This building offers great exposure and a flexible layout with large (approximately 1,500 square feet) open space with multiple smaller offices. Extensive remodeled in 2005 and well maintained. Skylights throughout create an abundance of natural lighting. Zoning and floor plan offer maximum flexibility in uses.

Address:	509 Main Street, Longmont, Colorado		
Building Size:	5,600 square feet		
Zoning:	“CBD” City of Longmont Central Business District		
Traffic Counts:	Daily traffic volumes estimated to be in excess of 38,000 cars per day.		
Demographics:	1 –mile	3-mile	5-mile
Population:	13,985	80,000	91,144
Avg. HH income:	\$60,570	\$74,975	\$78,067
Property Taxes:	\$12,222.08 (2008)		
Purchase Price:	\$599,000		
Marketed by:	Keith Kanemoto and Ed Kanemoto, CCIM (303)772-2222 or (303)472-2222		





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