



PROPERTY HIGHLIGHTS

Turnkey Medical Condo for Sale or Lease in an excellent location, off the northwest corner of Pratt and Main!

Beautifully designed, efficient, state of the art office and endoscopy suite for medical or dental services. The space may be modified to suit a variety of needs for any professional service. The Burlington Medical Center has exceptional parking and is located at the heart of the Longmont renovation along St. Vrain River. The facility was designed to be a warm, comfortable patient centered environment.

- Fully built out medical space
- Single story ADA access
- Former endoscopy suite
- Multiple uses permitted
- Professional finishes including Class A common areas

Sale Price:	\$950,000	Condo Association Fee:	\$1,640/mo
Suite A SF:	2,588 RSF		\$3.17/sqft
Available:	Immediately	Taxes	\$33,716/yr
Lease Rate:	\$20.00-\$22.00/RSF NNN		\$5.44/sqft
Expenses:	\$9.57/RSF +utilities	Insurance	
Zoning:	MU-C	Contents	
		FEMA/flood	\$5,973/yr
			\$.96/sqft
		Total/sqft=	\$9.57

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

CONTACT US

Jason Kruse, CCIM
Principal/Broker Associate
303.449.2131 ext 149
jason@coloradogroup.com

The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

MEDICAL/OFFICE FOR SALE/LEASE

Colorado
Group

205 S. MAIN STREET, SUITE A, LONGMONT, CO 80501

PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

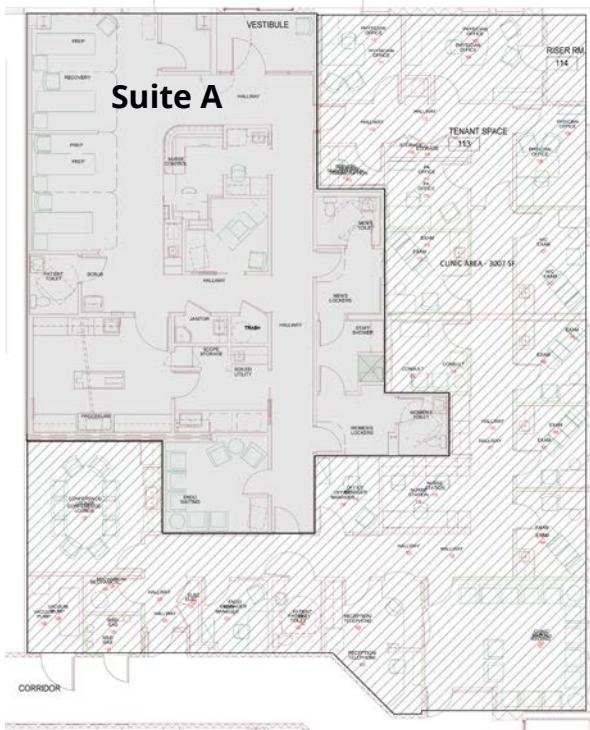
* For a complete disclaimer, please see page one of this brochure.

MEDICAL/OFFICE FOR SALE/LEASE

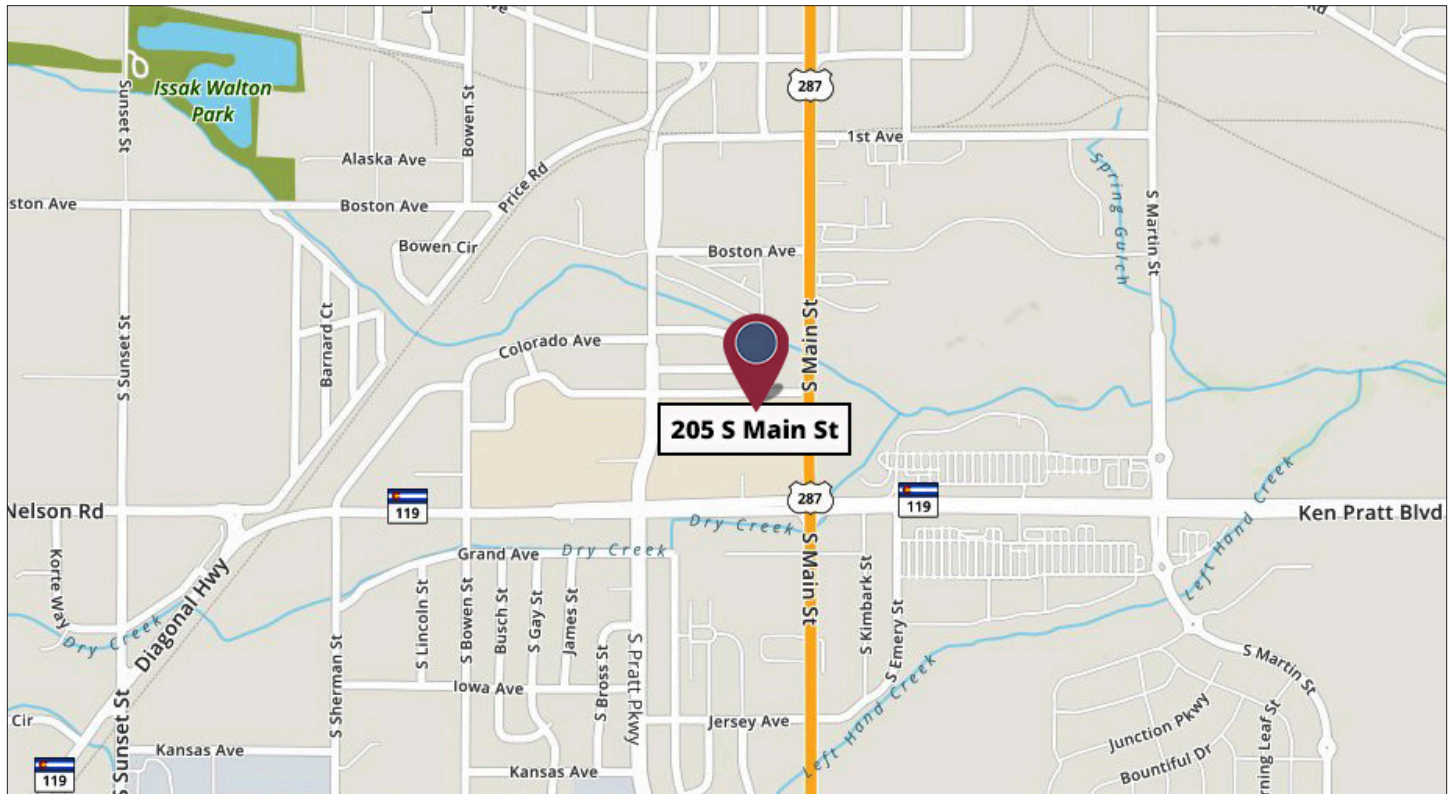
Colorado
Group

205 S. MAIN STREET, SUITE A, LONGMONT, CO 80501

PROPERTY FLOOR PLAN



PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

* For a complete disclaimer, please see page one of this brochure.