



PROPERTY HIGHLIGHTS

Professional office, medical, retail or other uses possible at this desirable Old Town Lafayette location on E. Simpson, just blocks from the shops and restaurants on S. Public. Close to coffee shops, food and directly across the street from the Odd 13 Tap Room, this stand alone building has exposure, convenience and charm. The space has 3 to 4 offices, reception area, a kitchen, bathroom, a storage area on the main floor, and an additional 350 SF of storage below.

- Corner lot with great visibility
- Signage
- Off-street parking
- Owner-user or investment property
- Near restaurants
- Near bus route

Sale Price:	\$439,000
Building Size:	689 SF*
Lot Size:	6,910 SF*
Remodeled:	2007
Zoning:	B-1

*Per Boulder County Assessor website

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to confirm its accuracy and completeness. The tenant, buyer, seller, or landlord must verify the permitted use and zoning for the property. The zoning link is for initial information purposes only.

CONTACT US

Scott Crabtree, MBA LEED®AP
Broker Associate
303.449.2131 ext 125
crabtree@coloradogroup.com

Christian Smith
Principal/Broker Associate
303.449.2131 ext 123
christian@coloradogroup.com

Liz Amaro
Broker Associate
303.449.2131 ext 136
liz@coloradogroup.com

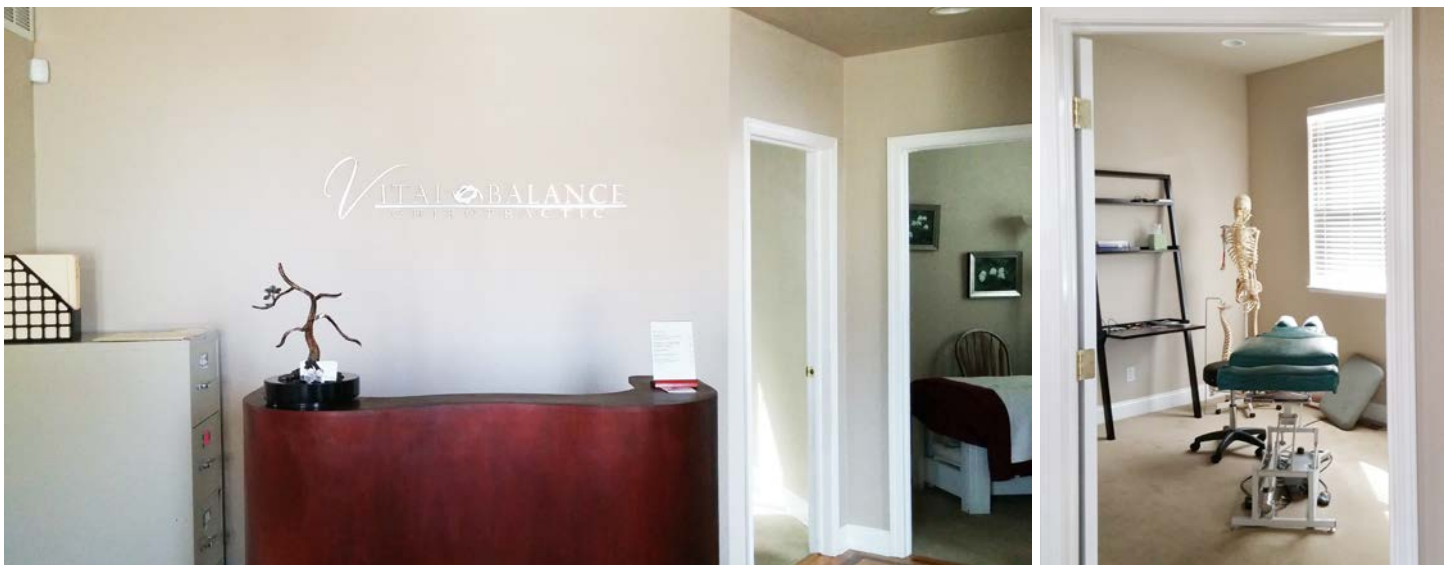
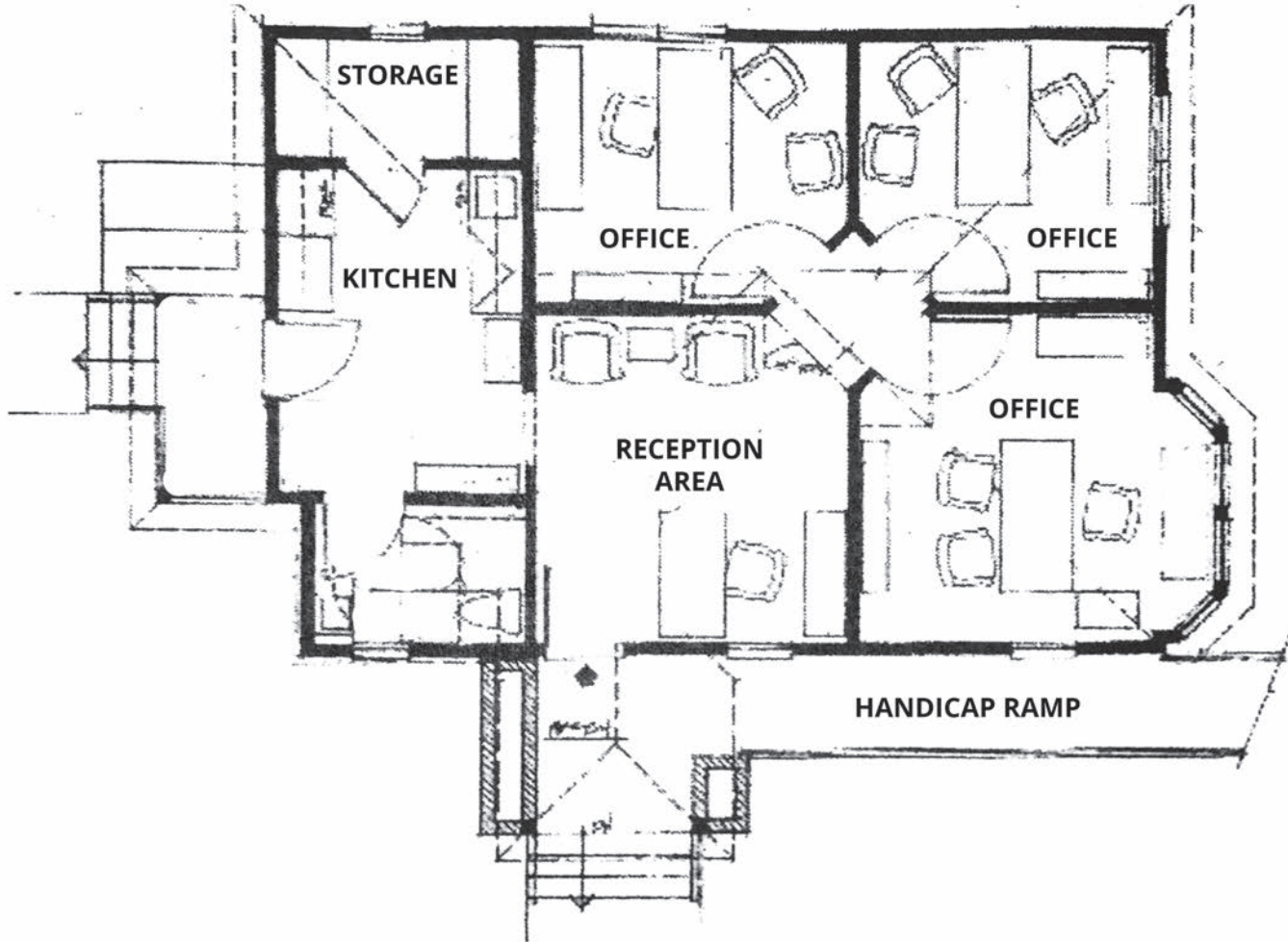
The Colorado Group, Inc
3434 47th St, Suite 220
Boulder, CO 80301
303.449.2131
www.coloradogroup.com

OLD TOWN LAFAYETTE COMMERCIAL BUILDING FOR SALE

Colorado
Group

210 E. SIMPSON STREET, LAFAYETTE, CO 80026

PROPERTY FLOOR PLAN



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

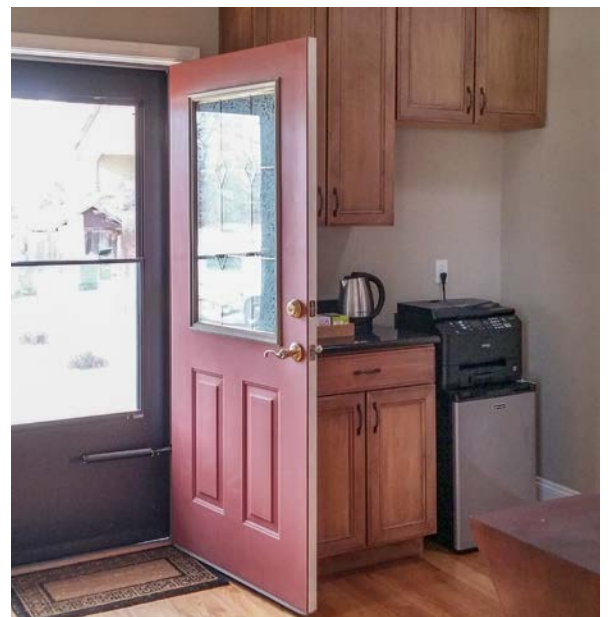
DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to confirm its accuracy and completeness. The tenant, buyer, seller, or landlord must verify the permitted use and zoning for the property. The zoning link is for initial information purposes only.

OLD TOWN LAFAYETTE COMMERCIAL BUILDING FOR SALE

Colorado
Group

210 E. SIMPSON STREET, LAFAYETTE, CO 80026

PROPERTY LOCATION



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

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to confirm its accuracy and completeness. The tenant, buyer, seller, or landlord must verify the permitted use and zoning for the property. The zoning link is for initial information purposes only.

OLD TOWN LAFAYETTE COMMERCIAL BUILDING FOR SALE

Colorado
Group

210 E. SIMPSON STREET, LAFAYETTE, CO 80026

PROPERTY LOCATION



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

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to confirm its accuracy and completeness. The tenant, buyer, seller, or landlord must verify the permitted use and zoning for the property. The zoning link is for initial information purposes only.