



LIVE/WORK OPPORTUNITY VACANT LAND FOR SALE

1105 NEON FOREST CIRCLE
LONGMONT, CO 80503

PROPERTY HIGHLIGHTS

Nestled in the heart of Prospect, this piece of land provides opportunity to build a great retail and residential investment. Live and work in Longmont's popular Prospect community with a great urban vibe. 1105 Neon Forest can accommodate main floor retail and up to 2 residences on the 2nd and 3rd floors.

- Great community live/work opportunity
- Easy access to Hwy 287 - 20 minutes to Denver
- Near restaurants & retail
- Near bus route

Sale Price	\$249,000
Site Size	1,876 SF
Primary Use	Commercial/ Residential
Zoning	Commercial

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. Licensed in the State of Colorado.

CONTACT US

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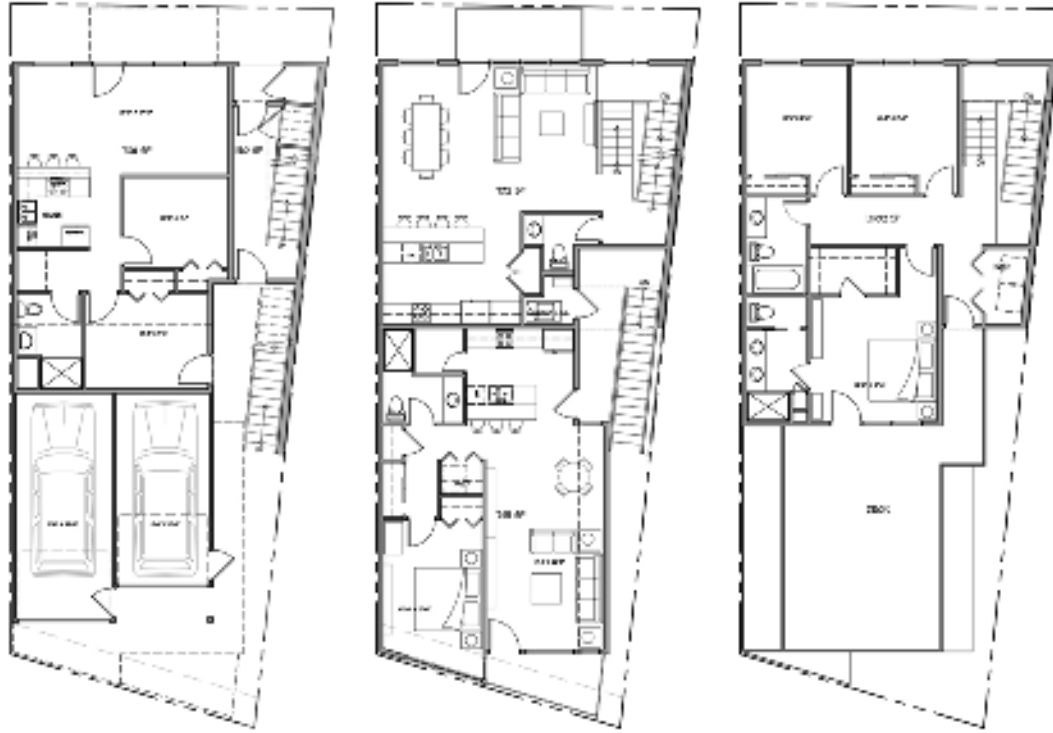
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PROPERTY SCHEMATIC DESIGN



GROUND LEVEL FLOOR PLAN

SECOND LEVEL FLOOR PLAN

THIRD LEVEL FLOOR PLAN



Urban Loft Style Architecture



VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



AERIAL VIEW FROM SOUTH

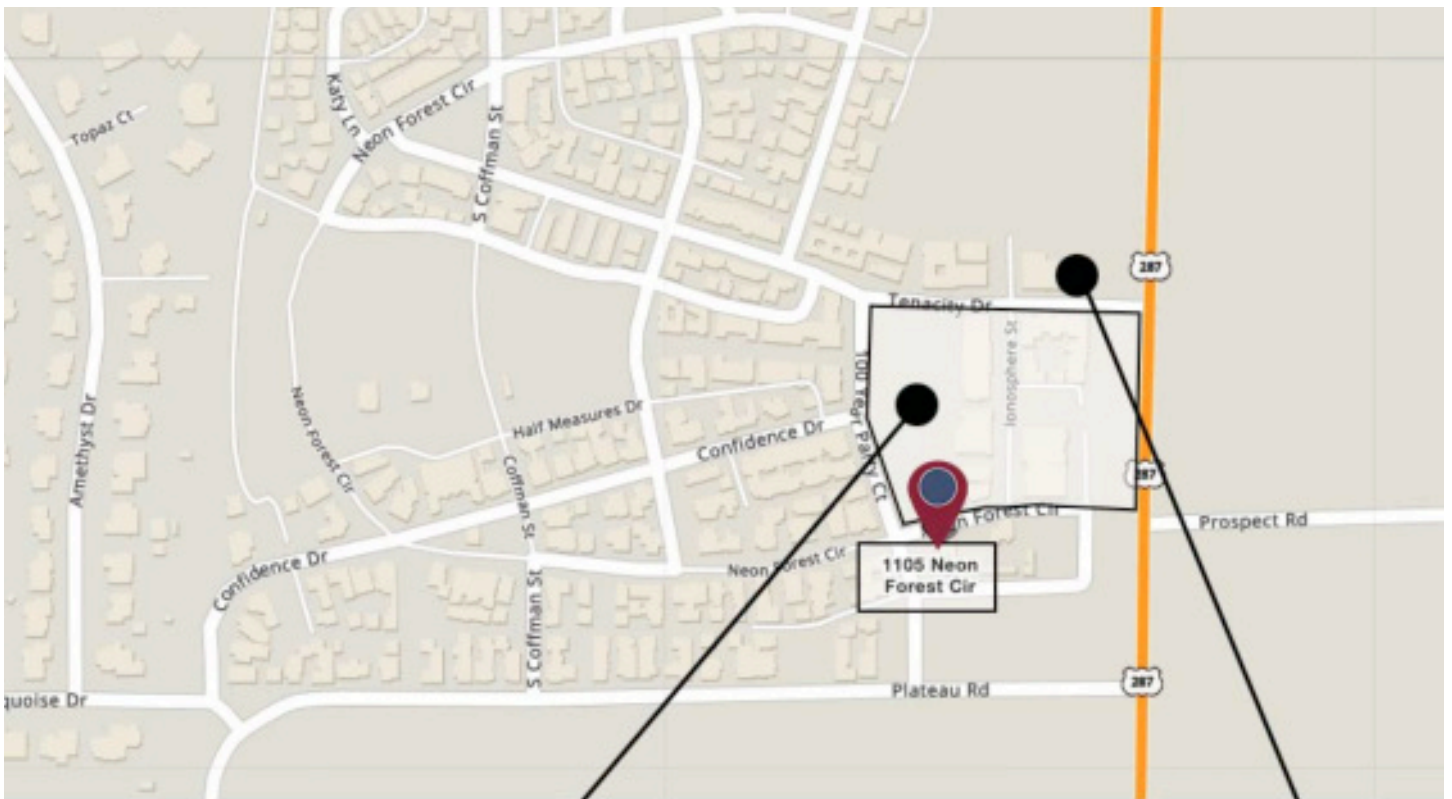
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AREA MAP



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