



OFFICE / RETAIL / FLEX SPACE FOR SALE

1045 COFFMAN STREET
LONGMONT, CO 80501

PROPERTY HIGHLIGHTS

Stand-alone brick building in the heart of Longmont with a combination of flex manufacturing and retail/office space. Flex space has 13'-8" ceilings, ample 3-phase power, floor drains, good natural light, and three overhead doors, including two 12' x 10' doors. Retail/office space provides a kitchen/breakroom, reception area, and two offices, or reconfigure the floor plan to create a retail area to meet your business needs. Possible uses include artisanal manufacturing, brewery, distillery, artist studio, retail sales, general office or other business services. Paved alley behind the building provides easy access to a fenced rear yard with small covered storage area. Current tenant in retail/office area will vacate with a minimum 30 days notice. Located on the corner of 11th Avenue and Coffman Street.

- Three (3) overhead doors
- Ample 3-phase power and floor drains
- Approx 1,722 SF for flex/manufacturing and 1,075 SF retail /office
- 306 SF covered outside storage

Sale Price	\$675,000
Building Size	2,797 SF
Site Size	0.27 Acres (11,744 SF)
Zoning	MU-C (Mixed-Use Corridor)
Parking	Six (6) On-site parking spaces

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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PROPERTY PHOTOS

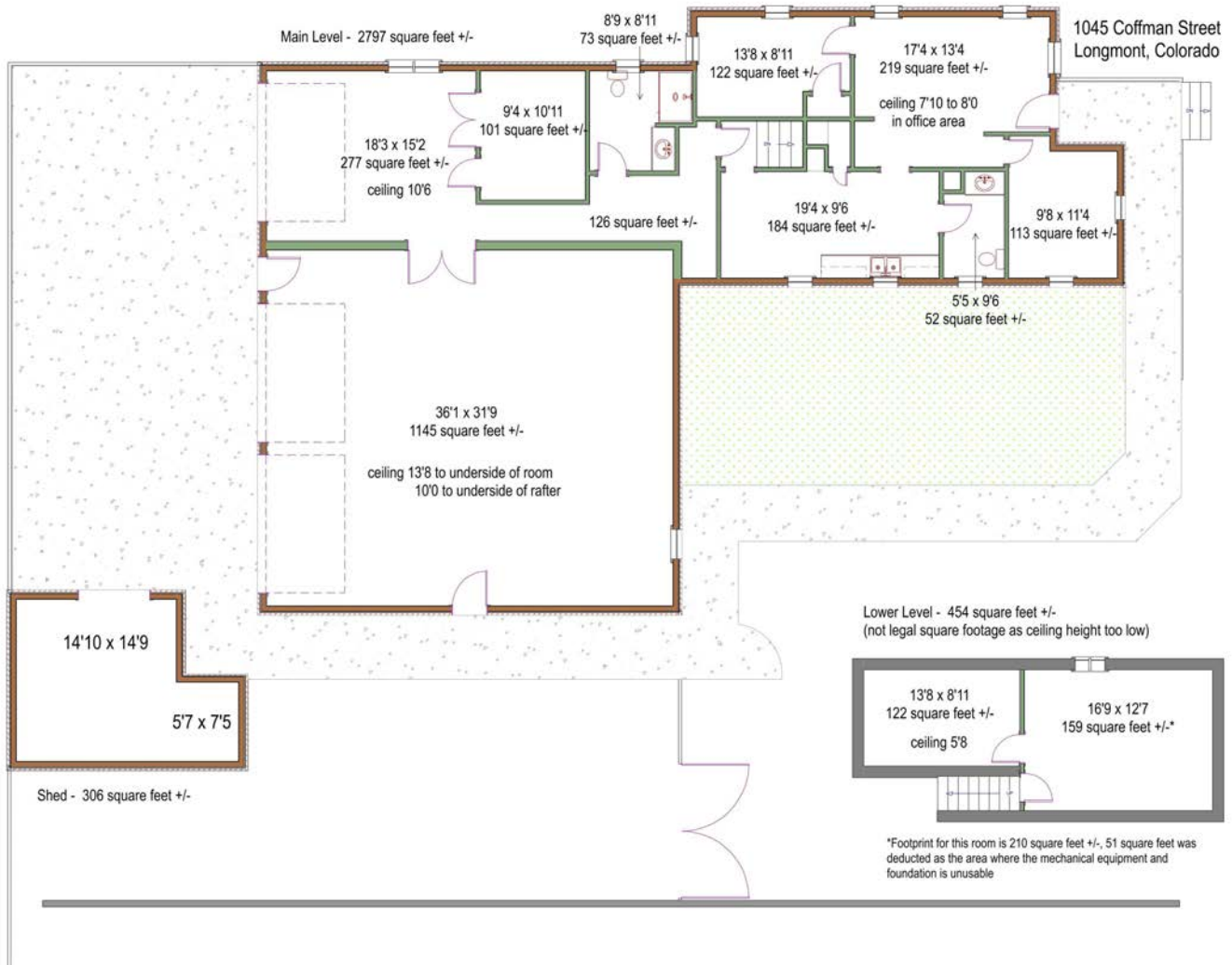


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PROPERTY FLOOR PLAN

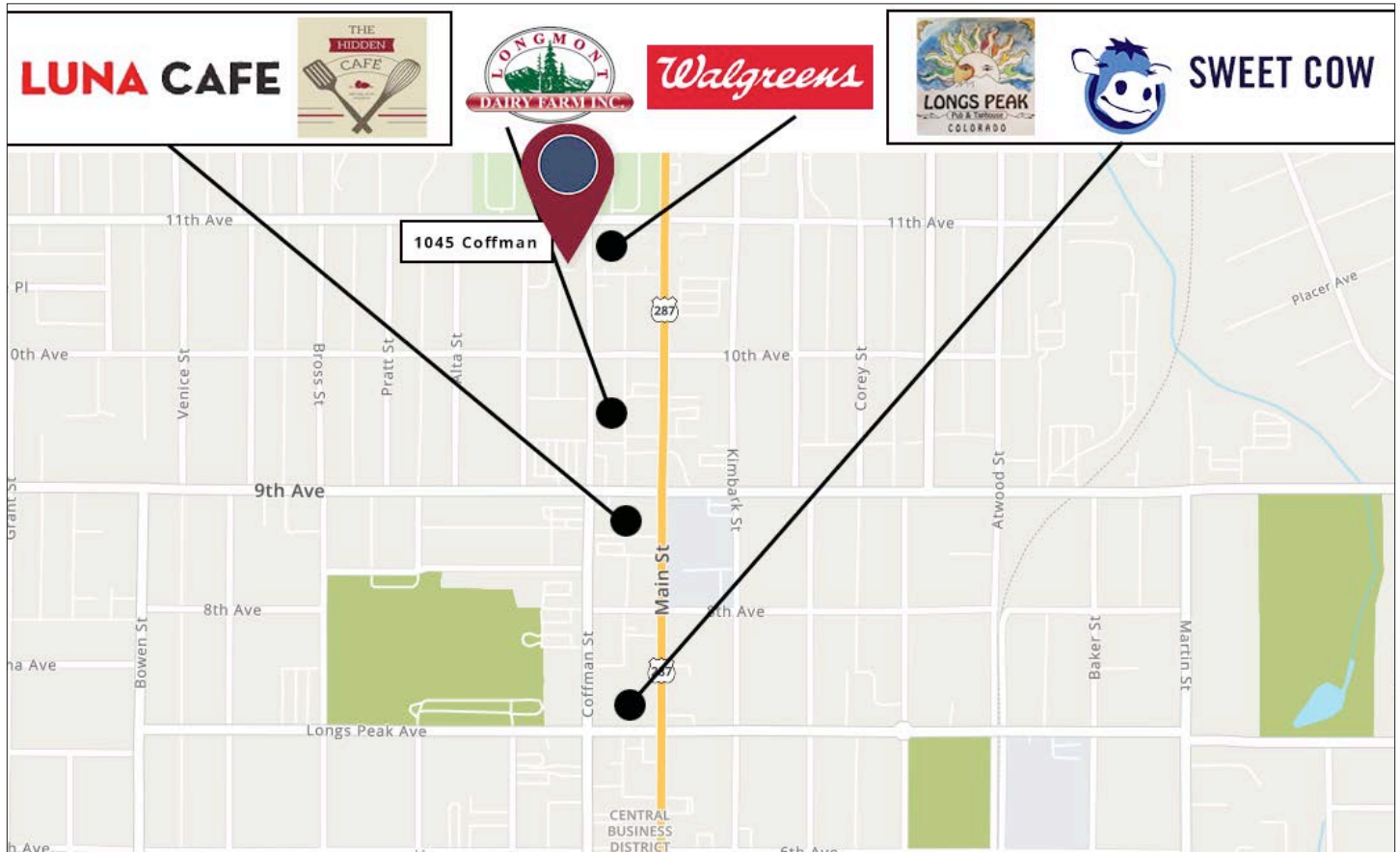


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PROPERTY LOCATION



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