

224 MAIN STREET

LONGMONT, CO 80501

OFFERED AT
\$1.8M

LOT SIZE
13,939 SF / .32 AC

ZONING
MU-D

LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



THE MAIN ATTRACTION

224 Main is a 9,090 SF building and .32-acre parcel on Longmont's most frequented and most favorite street. It is the keystone of this city block, connecting South Main to Downtown and is the current home to Jesters Dinner Theatre. This unique opportunity welcomes a new owner and a new vision, to occupy, invest, or to redevelop this building or block with 100 - 350 feet of Main Street frontage. The City of Longmont and Property Owners envision working with a developer for a high density, mixed-use commercial project by assembling up to 1.02 Acre site. Become a part of this transformation of downtown Longmont, Colorado's fastest growing City.

**OWNER OCCUPANT /
DEVELOPMENT POTENTIAL**

HEIDI SCHAMBER
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RACHEL ROHRIG
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DOWNTOWN DEVELOPMENT AUTHORITY BOUNDARY MAP

LONGMONT
POPULATION

95,864

PROJECTED
JOB GROWTH

5%

HOUSING GROWTH
RATE:

18%

NORTH LONGMONT

LONGMONT
PUBLIC LIBRARY

3RD AVENUE

100 FT
FRONTAGE

MAIN STREET



FOR SALE
224 MAIN STREET
.32 ACRES

POSSIBLE
ASSEMBLAGE WITH
NEIGHBORING
PROPERTIES

.72 ACRES
TOTAL: 1.02 ACRE

350 FT TOTAL
FRONTAGE

LONGMONT
POLICE STATION

WIBBY
BREWING

2ND AVE

SOUTH MAIN STATION

Total Assemblage: 1.02 Acre
City Development Preferences:

- Mixed Use 3-6 story potential
- Underground parking
- Retail Activation

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