

Flexible Office/Retail For Sale or Lease

309 ATWOOD ST | LONGMONT, CO

Size: 2,615 SF (+ 1,363 SF Basement)

Sale Price: \$799,000

Lease Rate:

Main level (2,615 SF): \$15.00 + NNN (\$8.00)

Lower Level (1,363 SF): NNN (\$8.00)

Available Date: Now

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EASTSIDE GEM

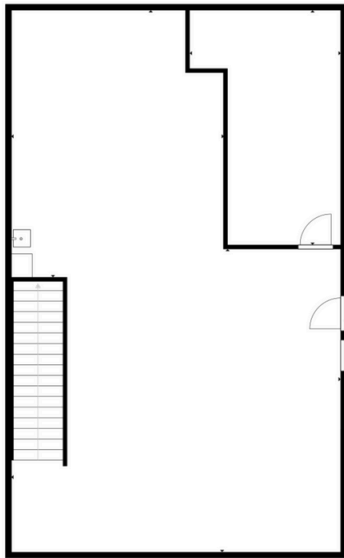
This versatile Retail/Office space, just a hop, skip, and jump east of Downtown Longmont, is ready for anything: a yoga studio, trendy boutique, quirky café, bustling medical office, or cheery daycare. Take advantage of a full 1,363 lower level for storage and production (included with the space) as well as a large yard for a garden or outdoor seating area. The property has 8 dedicated parking spaces with access from the alley and is ADA compliant (to be verified by tenant). Take your vision to the cusp of downtown in the ever-evolving East Side Old Town!

PROPERTY HIGHLIGHTS

- Includes a bonus 1,363 SF full height basement for storage or production
- Large yard area to use as garden or outdoor seating area
- Located on the edge of downtown in up-and-coming East Side Old Town
- 8 dedicated parking spaces.



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BASEMENT



MAIN LEVEL

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