

471 MAIN STREET

LONGMONT, CO 80501



OFFERED AT
\$3,900,000

BUILDING SIZE
21,869 SF

TYPE
**RESTAURANT/
RETAIL/OFFICE**

ZONING
**MIXED-USE
DOWNTOWN**

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IT'S A BEAUTIFUL LIFE

Market Real Estate presents this storied and stunning investment opportunity on Longmont's Main Street. Perfect for either an owner-occupant or investor looking to own a piece of downtown. The main floor retail/restaurant is a sprawling 6,000 SF with a versatile event space and restaurant area, a hand-built service bar, over 500 square feet of trottoir (patio), and a full-service kitchen with FF&E included. The property comes with a hotel/restaurant liquor license. The second level offers an exquisite, large office space with a massive skylight and a mix of private offices, open studios, and bullpen work areas. Target office tenants, event space users, or convert to residential. Both floors have charming ceramic ceilings, architectural flourish, and fire suppression throughout. Other bonus features include well-maintained HVAC, a fire suppression system throughout, and an elevator to the second floor. The property is beautifully maintained, and it is truly a must-see.

**HISTORICAL RETAIL BUILDING FOR SALE
OWNER OCCUPANT OR INVESTMENT OPPORTUNITY**

ANNIE LARNER
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PROPERTY HIGHLIGHTS:

Year Built:	1907
Fire Suppression System:	Yes
Stories:	Full Basement, Main Floor, Second Floor, Third Floor Partial Attic
Total Building Floor Area:	21,869 Square Feet
RTUs:	7 Total
Ceiling Height:	15'
FF&E:	Included
Liquor License:	Hotel & Restaurant
Bathrooms:	ADA Compliant
Elevator:	Yes



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SUITE 100

6,000 SF | RESTAURANT, RETAIL, EVENT SPACE



SPACE HIGHLIGHTS

- Full-service restaurant with hand-built Parisian style service bar
- Existing Hotel & Restaurant liquor license
- Upgraded 12' hood
- Above ground grease trap with plans available for larger below ground gallon grease trap
- Large 1,166 SF event/ballroom space
- Secondary, fully equipped service bar
- Historic ceramic ceiling tiles and 15' ceilings
- Includes 500 SF of covered patio covered by liquor license
- Includes basement storage

SUITE 200

7,472 SF | OFFICE, STUDIOS, EVENT SPACE

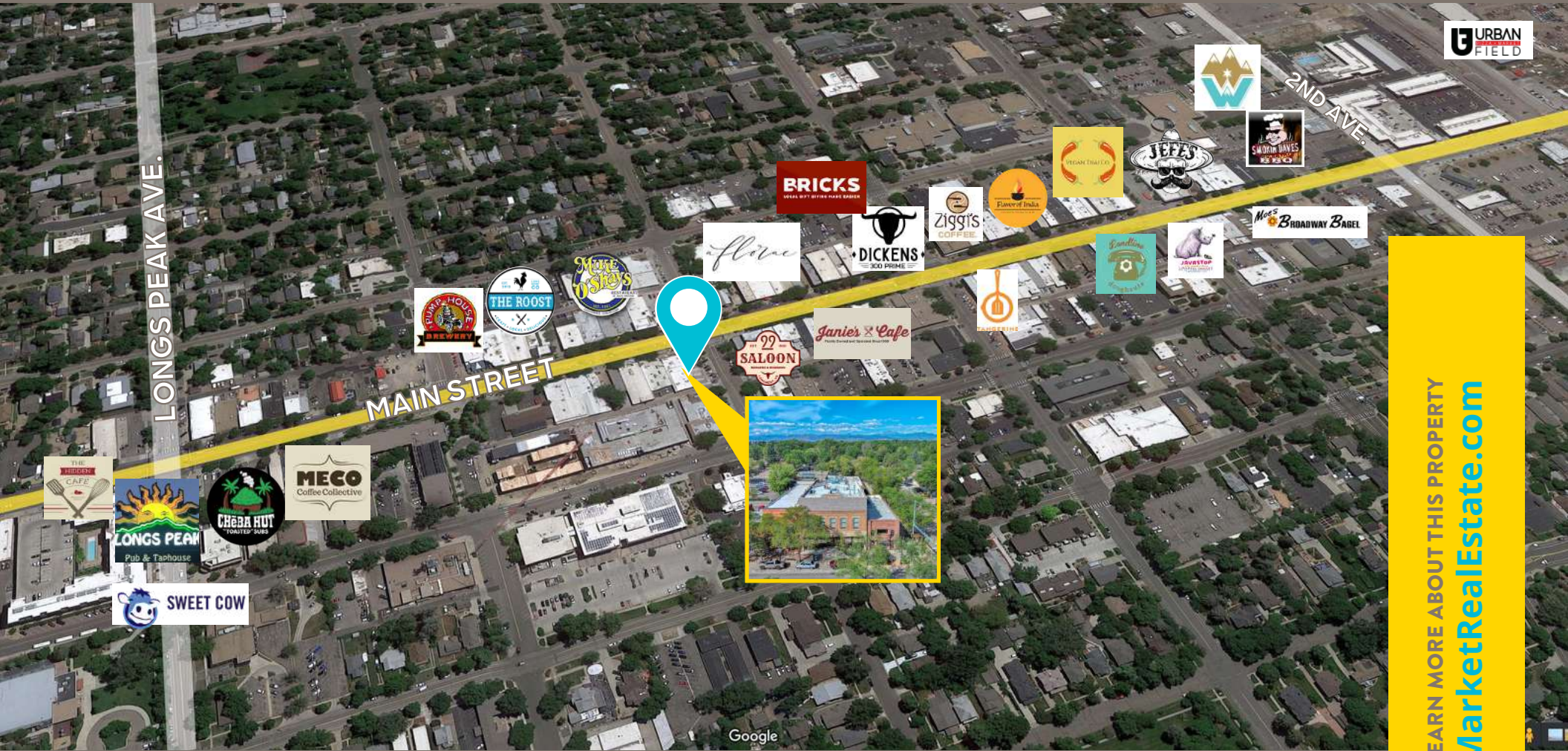


SPACE HIGHLIGHTS

- A mix of private offices, open work areas, and studio space
- Separate exterior entrance
- Elevator access
- Full kitchen with range and fridge
- Multiple bathrooms and a shower
- 15' ceilings with original ceramic tiles
- Mezzanine/Loft with an additional 1,787 SF
- Abundant natural light from large skylights and windows
- Bonus attic storage

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DOWNTOWN LONGMONT

Downtown Longmont is your destination for small town charm and modern urban grit. With innovative businesses, authentic people, tangible history, and Colorado's best craft culture, Downtown Longmont has something for everyone. The southern end of downtown is the city's main focus when it comes to development. An expected 1,000 new housing units are expected to be added within walking distance of 471 Main in the next five years.

CURRENT DEVELOPMENT PROJECTS

- The Spoke on Coffman: A mixed-use neighborhood featuring 73 permanently-affordable rental homes, 60 parking spaces and commercial space.
- South Main Station Redevelopment: This project is located at the gateway of the south end of the Downtown District (1st Ave. and Main St.) and brings new residential housing, retail, restaurants, and more. Demolition began in 2017, Phase 1 was completed in 2019 and Phase 2 is in process.
- First & Main Station - Area of redevelopment led by the city, which includes the preparation of multi-modal transit development. An expected 1,000 new housing units are expected to be added to this area in the next five years.
- Alleyscape and Breezeway Project (Complete): Revitalization of the parking lots, alleyways, and breezeways that are essential to the growth and development of Downtown.