

## Office/Retail Space for Sale or Lease in Downtown

614 KIMBARK ST | LONGMONT, CO 80501

Size: 2,900 SF

Purchase Price: \$945,000

Lease Rate: \$19.00 NNN (\$8.00)

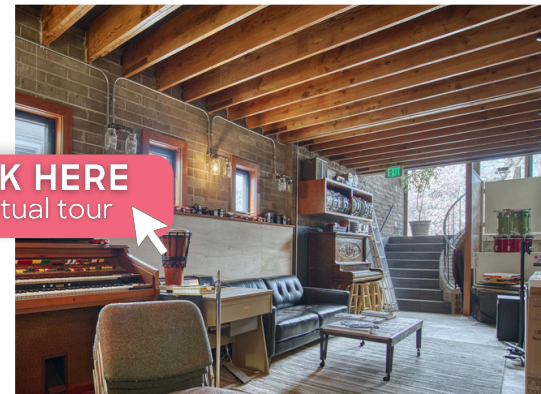
Available: Now

# SOUND DESIGN

Who thought a building could be music to your ears? Well, this midcentury masterpiece absolutely sings! (Makes sense, it's currently built as a recording studio...) But, don't feel limited, it's extremely charming and versatile. Step downstairs and imagine a chic and sleek cocktail lounge. Or, let the two-story-high, modular wooden walls inspire your artist's collective or coffee shop. With ADA compliance (\*tenant to verify), lots of windows, and a full kitchen, you've got a sound choice no matter what your dream. Move quick or miss out - and then you'll REALLY have to face the music!

## PROPERTY HIGHLIGHTS

- Zoning: Mixed-Use Downtown
- Within the LLDA boundary
- Private parking lot
- Outdoor seating area canopied by mature trees
- Reinforced insulation and soundproofing
- Beautiful, moody lighting throughout
- Kitchenette and lift for accessibility



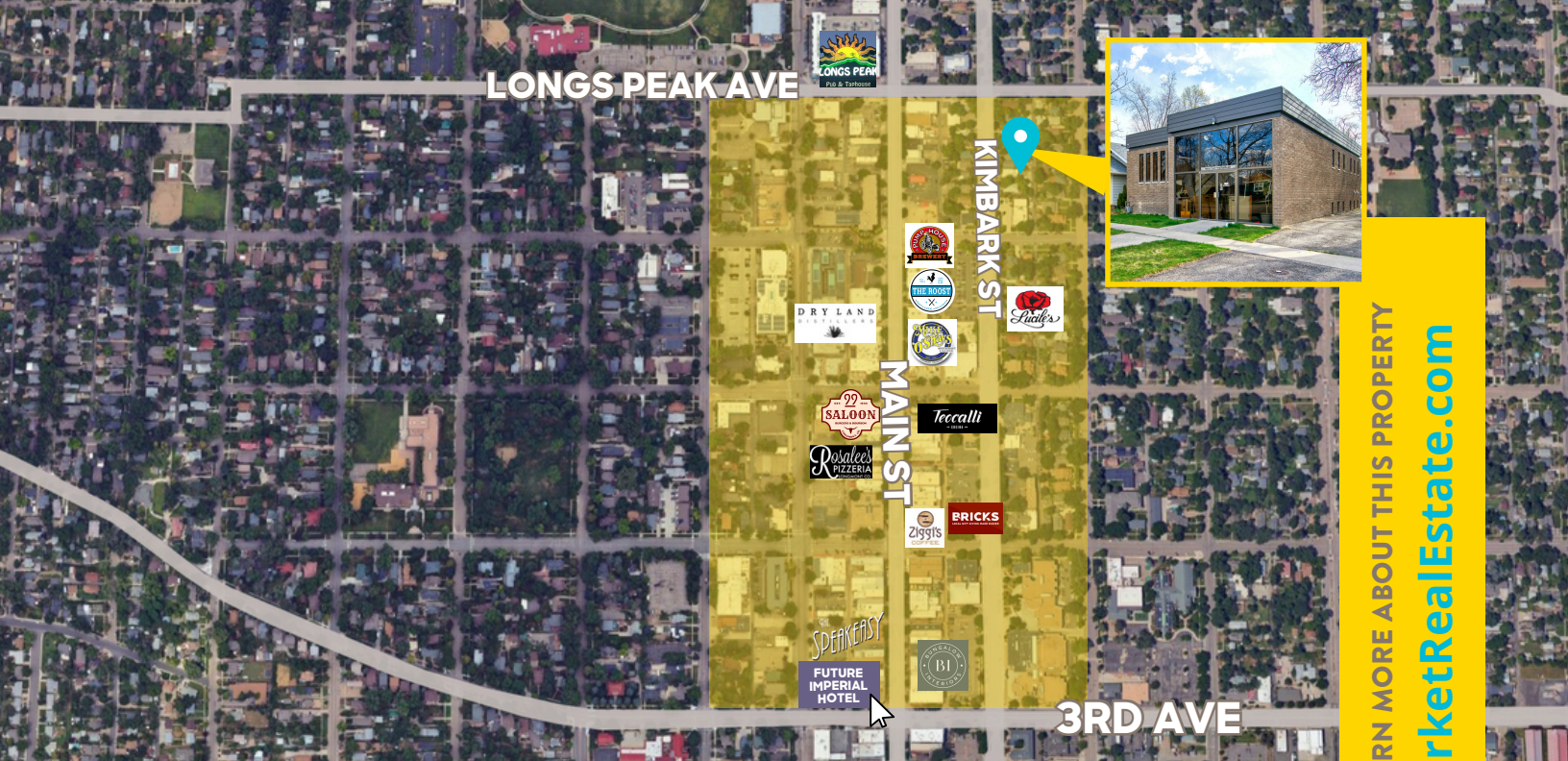
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