

## MIXED-USE BUILDING FOR SALE OR LEASE

724 MAIN ST | LONGMONT, CO 80501

### SALE OFFERING

Building Size: Apprx. 9,408 SF | Lot size: .3 Acres  
Zoning: MU-D  
Retail (ground level) 100% leased  
Office (second level) vacant  
Sale Price: \$2,400,000

### LEASE OFFERING

Upper level office/studios  
Size: Apprx. 5,300 SF  
Rate: \$6,050/Month MG (\$13.75/SF)

# SUNNY-SIDE UP

Rise to the occasion at 724 Main Street in Downtown Longmont! This nearly 10,000 SF mixed-use treasure is a step above the rest—perfect for an owner-user ready to climb into the spacious, vacant second-floor office, bathed in sunny south-facing light, while lording over the fully leased retail tenants below. Or, for the investor with an eye for golden opportunities, crack into steady income with top-notch tenants like Spice eBikes and a huge lot offering parking rarer than a unicorn in thriving downtown (prior to recent office tenant turnover, no vacancies for the past 14 years). Don't let this egg-ceptional deal in bustling Longmont pass you by!

### PROPERTY HIGHLIGHTS

- 3 fully leased ground level retail spaces
- Available second level office overlooking downtown Longmont
- Tons of south-facing windows
- 18 dedicated parking spaces
- Roof replaced in 2024



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

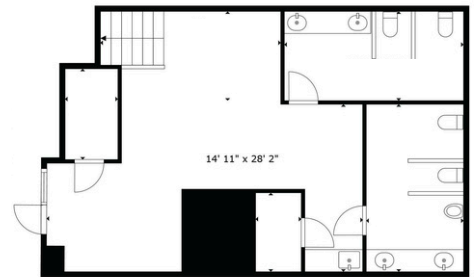


## MAIN SUITE (SECOND FLOOR)

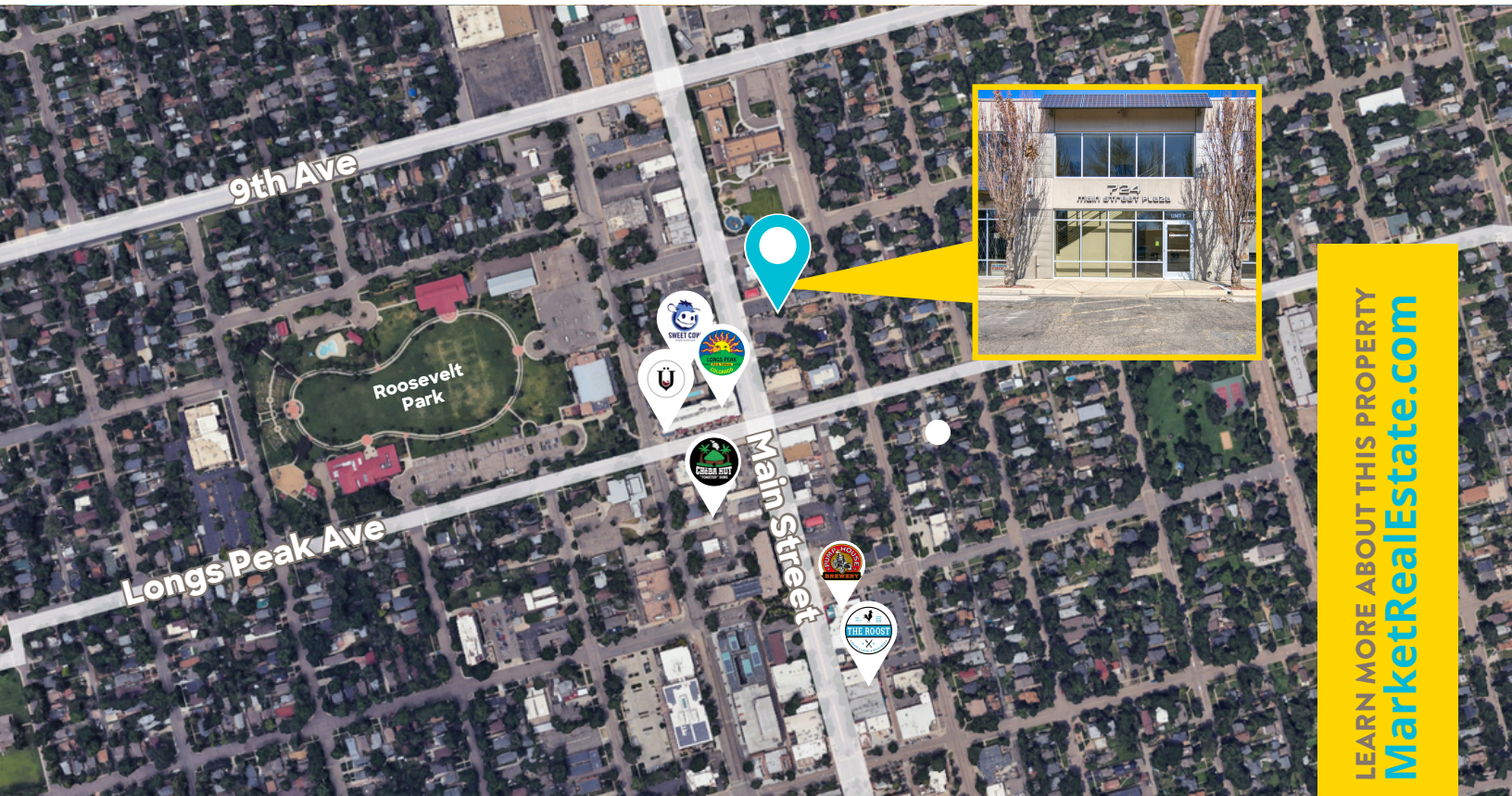


[CLICK HERE](#)  
for main suite virtual tour

## LOBBY (GROUND LEVEL)



[CLICK HERE](#)  
for lobby virtual tour



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