

23 BOSTON CT & 13 BOSTON CT.

LONGMONT, CO 80501



PROPERTY DESCRIPTION

Introducing a PRIME investment or OWNER/USER opportunity in the vibrant City of Longmont! This dynamic property features a well-maintained 6,400 SF industrial/flex building with front reception and office space, and 4 rear bays with 10x10' overhead doors. Ideal for warehouse and/or distribution purposes, including a fenced yard with ample parking, as well as an adjacent 1.18 acre lot.

Constructed in 1979, this solidly-built structure offers flexibility and potential for customization for a myriad of user types. Zoned MUE Mixed Use Employment per the City of Longmont, it offers versatile usage options. Please visit the City of Longmont to peruse the Permitted Use Table.

Situated in an area known for its economic vitality, this property presents an exceptional chance for investors/owner/users seeking a strategic venture in the industrial/flex sector with the potential for future growth right next door. Don't let this fantastic opportunity pass by, call to set up a showing today!

OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Sizes:	23 Boston Ct. - 22,415 SF (0.51 AC) 13 Boston Ct. - 51,610 SF (1.18 AC)
Approximate Building Size:	23 Boston Ct. - 6,400 SF
County:	Boulder
Zoning:	MUE - Mixed Use Employment for the City of Longmont
In Opportunity/Enterprise Zone:	YES
2023 Property Taxes:	23 Boston Ct. - \$44,398 13 Boston Ct. - \$21,269



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724 Main Street
Louisville, CO 80027

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See Full
Zoning Code
HERE

KEITH KANEMOTO, SIOR

Broker Associate

303.772.2222

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FOR SALE

APPROXIMATELY 6,400 SF INDUSTRIAL/FLEX BUILDING WITH ADJACENT 1.18 AC LOT

ADDITIONAL PHOTOS

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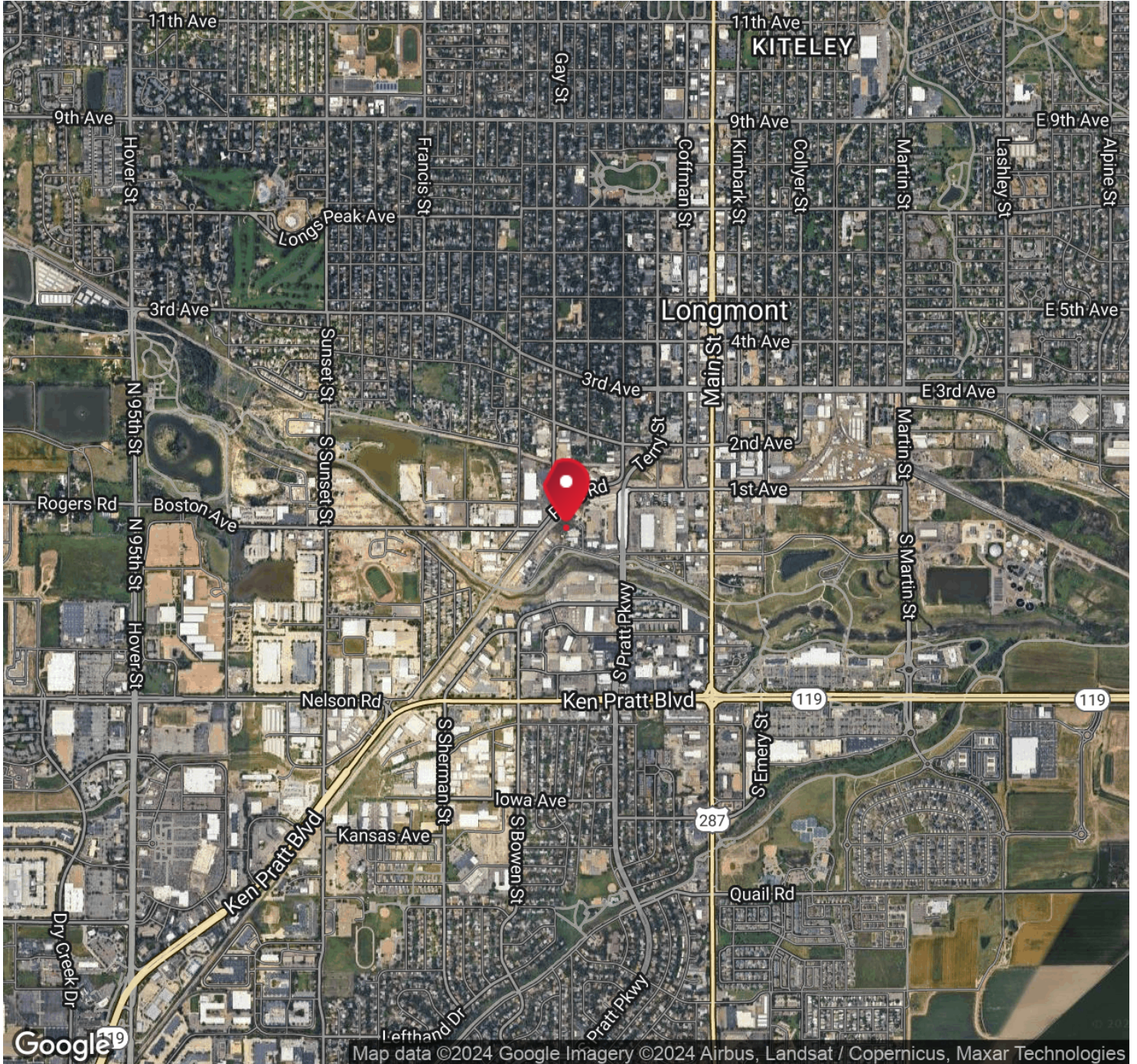
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AERIAL MAP

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