



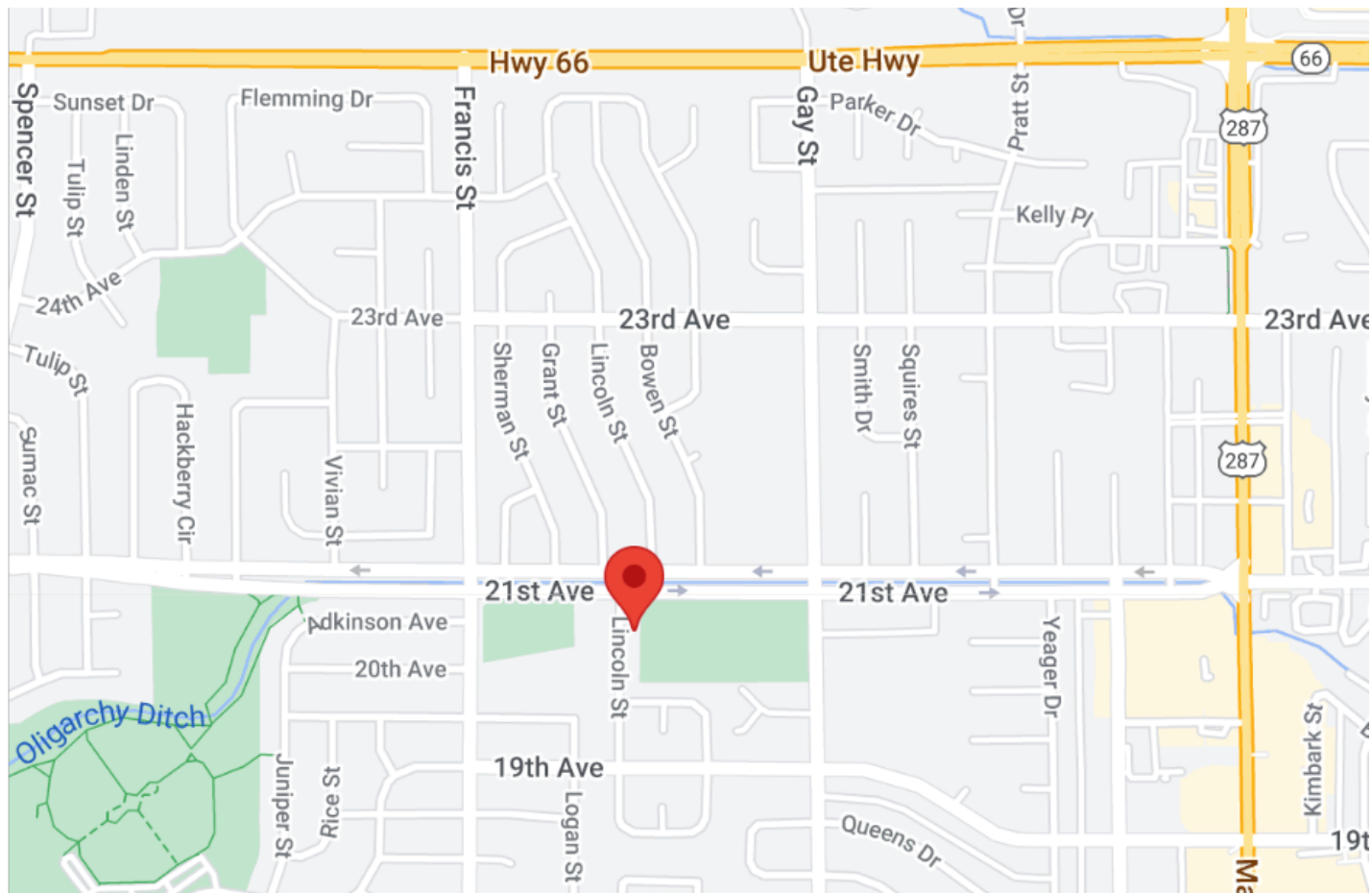
**2024 - 2026 LINCOLN STREET
LONGMONT, COLORADO 80501**

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PROPERTY SUMMARY



Property Summary

Sales Price:	\$485,000
Building SF:	1,920
Lot Size:	4,900 SF
Year Built:	1979
County:	Boulder
Zoning:	R-MN

Property Overview

UNIQUE BI-LEVEL duplex in Boulder County! Each unit is approximately 960 square feet (1,920 square feet total) and is situated on an approximately 4,900 square foot (0.11 acre) lot. Originally constructed in 1979, each unit consists of two bedrooms, a living room and kitchen, one and one-half bathrooms, and a driveway. Both units have a rear patio, and a fully fenced rear yard. This property backs onto Carr Park!

Monthly rent for 2024 Lincoln is \$1,550 and the lease expires 06/30/2025. Monthly rent for 2026 Lincoln is \$1,475 and the lease expires 07/31/2025. Tenants pay gas and electric.

With prices constantly on the rise, now is the time to invest in the Longmont area, and this property presents an excellent prospect for a multi-family/duplex investor trying to get their foot in the door before it is too late!

Location Overview

Located on Lincoln Street, between 19th Avenue and 21st Avenue, just west of Main Street between Gay Street and Francis Street.