



948 - 950 TIFFANY PLACE
LONGMONT, COLORADO 80501

CONTACT:

KEITH KANEMOTO, SIOR

Associate Broker

(303) 472-2222

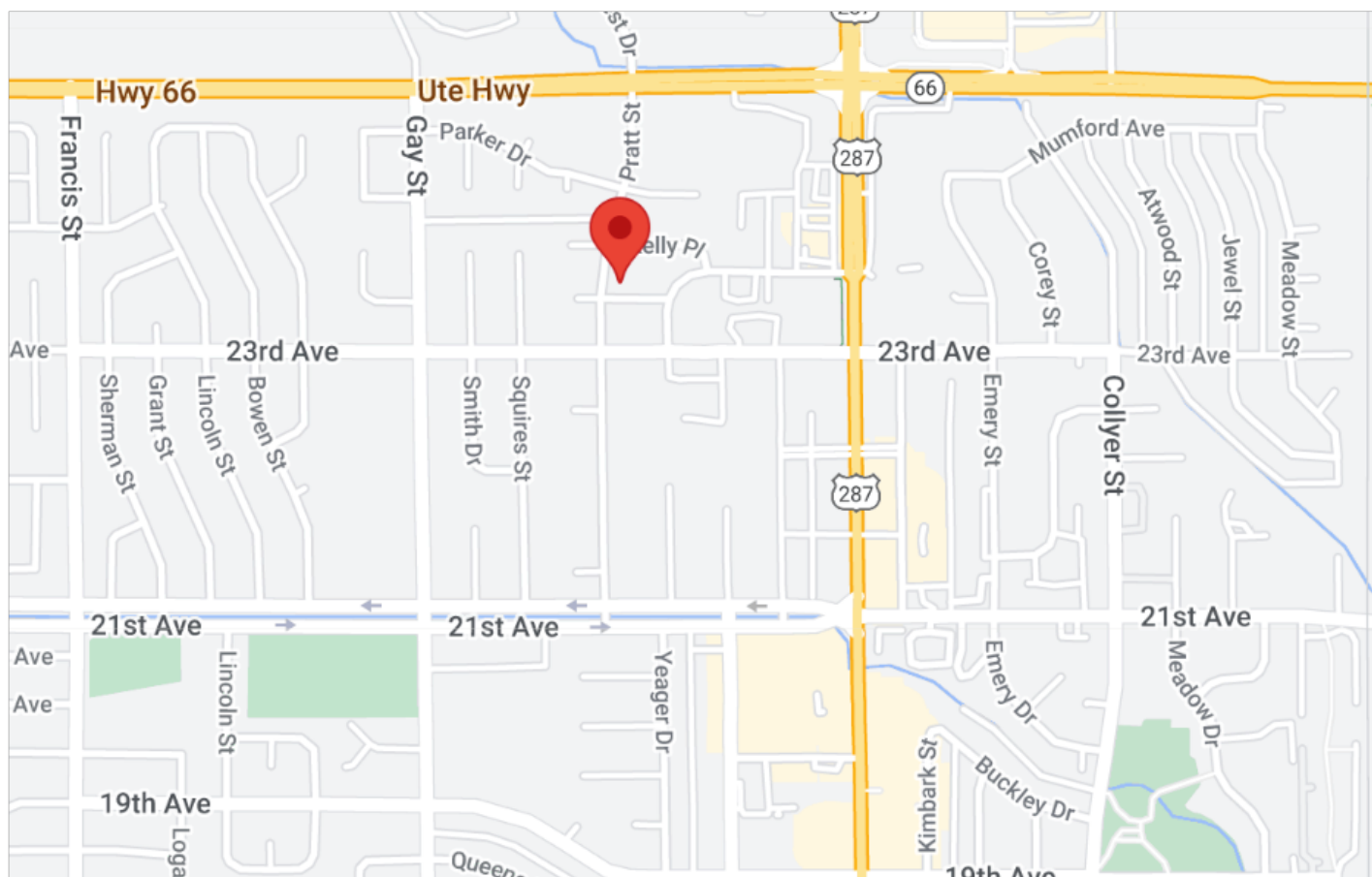
keith@kanemoto.com

KEN KANEMOTO, CCIM

Associate Broker

(303) 589-7770

ken@longmontcommercial.com



Property Summary

Sale Price:	\$550,000
Building SF:	1,896
Lot Size:	11,705 SF
Year Built:	1977
County:	Boulder
Zoning:	R-MN
Lease Expirations:	06/30/2025
Roof:	New 2024

Property Overview

Introducing a prime multi-family investment opportunity in Boulder County. 948 - 950 Tiffany Place in Longmont, Colorado is a 1,896 square foot ranch style duplex on a corner lot that consists of two, 2 bedroom, 1.5 bathroom ranch style homes that were originally constructed in 1977. Each unit contains a large eat-in kitchen and an attached one car garage, as well as front and rear outdoor spaces. Landlord pays water/sewer. All other utilities are separately metered, and are the tenant's responsibility.

Monthly rent for 948 Tiffany Place is \$1,500 and the lease expires 06/30/2025. Monthly rent for 950 Tiffany Place is \$1,645 and the lease expires 06/30/2025.

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 Tiffany Place, between 23rd Avenue and Kelly Place, just west of Main Street.