

OFFICE BUILDING FOR SALE

2020 TERRY STREET

LONGMONT, COLORADO 80501



## 4,452 SF OFFICE BUILDING FOR SALE

**RE/MAX ELEVATE**

724 Main Street  
Louisville, CO 80027



*PRESENTED BY:*

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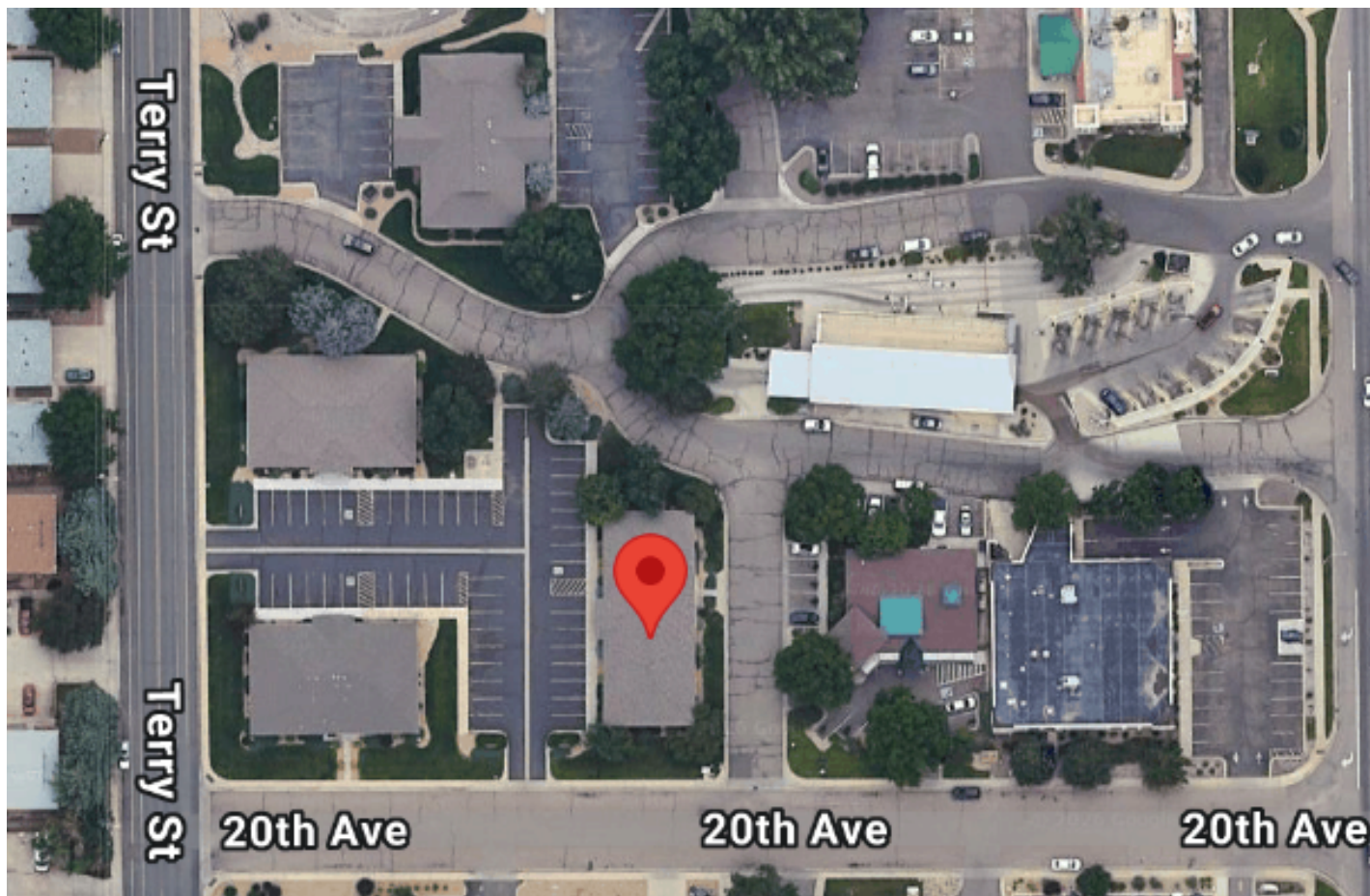
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CCIM

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## Property Summary

Purchase Price:	\$1,200,000
Building SF:	4,452
Lot Size:	25,182 SF
Year Built:	1999
County:	Boulder
Zoning:	MUC

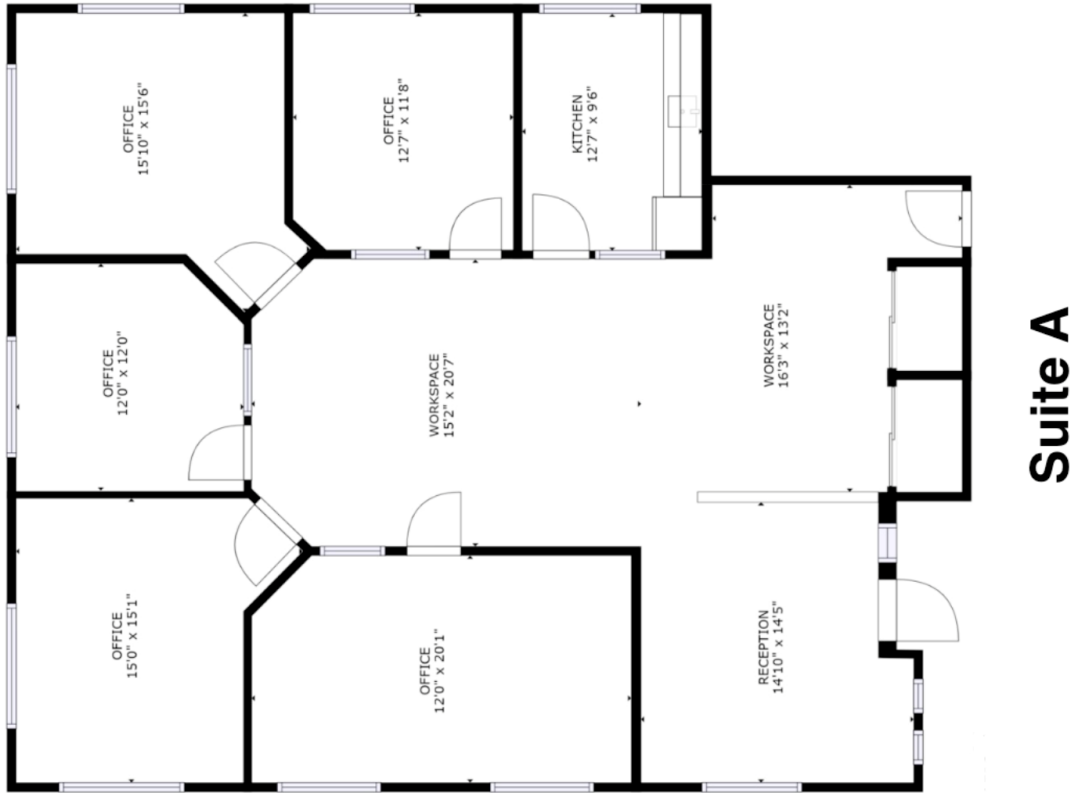
## Property Overview

First time on the market for sale, this exceptional standalone office building is located in an office park setting. This well-maintained building offers 4,452 square feet of office space plus a useable basement and is situated on a generous 25,182 square foot lot, providing ample parking. Suite layouts support a variety of professional uses and can easily accommodate a single user or can be used as configured for multiple tenants.

The property is surrounded by professional office users and supported by nearby restaurants, retail, and essential services. Its North Longmont location provides convenient access to key transportation routes, making travel to Boulder, I-25, and the greater Front Range simple and efficient.

This offering presents an excellent opportunity for an owner-user seeking long-term stability and control over occupancy costs, or for an investor looking to acquire a quality asset in a growing and in-demand market. Call us today to set up a showing!

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