

LONGMONT REDEVELOPMENT

+ 600 MAIN STREET | LONGMONT, CO | 80501

\$830,000



QUICK OVERVIEW

PROPERTY FACTS

Rare development opportunity in the heart of Longmont, Colorado. Located directly across Pumphouse Brewery, and backs up to Dairy Queen (owners may be willing to sell as well, ask broker for details). This site is located in both the North Metro Enterprise Zone and the Opportunity Zone, offering benefits to companies who locate at this property.



+ ZONING

MU-D, ALLOWS FOR UP TO 4 STORIES

+ SQUARE FEET

383 SF (BLDG WILL BE TORN DOWN)

+ LAND SIZE

0.28 AC

+ ACCESS

FULL MOVEMENT

+ NOTES

PRICE INCLUDES DEMOLITION OF BUILDING AND REMOVAL OF UNDERGROUND STORAGE TANKS.

LAND & ZONING INFORMATION

The purpose of the MU-D district is to establish and preserve “downtown” Longmont as the city’s center, accommodating a unique mix of office, service, retail, entertainment, and cultural facilities, with supportive government, civic, and residential uses and amenities. The MU-D district is intended to encourage protection of the historic character of the downtown through preservation, rehabilitation, and adaptive reuse of historic structures.

POTENTIAL USES:

MULTIFAMILY

DAYCARE

GROUP HOME

MEDICAL/DENTAL

BAR/NIGHTCLUB

BREWERY

RESTAURANT



PLEASE NOTE: Zoning information courtesy of the city of Longmont municipal code. Although every effort is made to ensure the accuracy of the information contained herein, please confirm acceptability and contingencies of intended use(s) with City of Longmont. BRC Real Estate cannot be responsible for consequences resulting from any omissions or errors contained herein and BRC Real Estate assumes no liability whatsoever associated with the use or misuse of this information.

LOCAL TRAFFIC DEMOGRAPHICS

Longmont, Colorado is located along the northern Front Range in Boulder and Weld counties and encompasses approximately 30 square miles. Longmont sits at an elevation of 4,979 feet above sea level. Longmont is home to over 97,000 residents, as well as, several high-tech companies and a vibrant restaurant scene. It is conveniently located 37 miles from Denver, 16 miles from Boulder and 30 miles from Rocky Mountain National Park. (www.longmontcolorado.gov)

+ TRAFFIC COUNTS

Main Street @ 6th Avenue : 31,617 VPD

Costar, 2020



HOUSEHOLDS

2 Mile: 19,631
5 Miles: 39,712
10 Miles: 73,255



MED HH INCOME

2 Mile: \$63,760
5 Miles: \$76,376
10 Miles: \$91,251



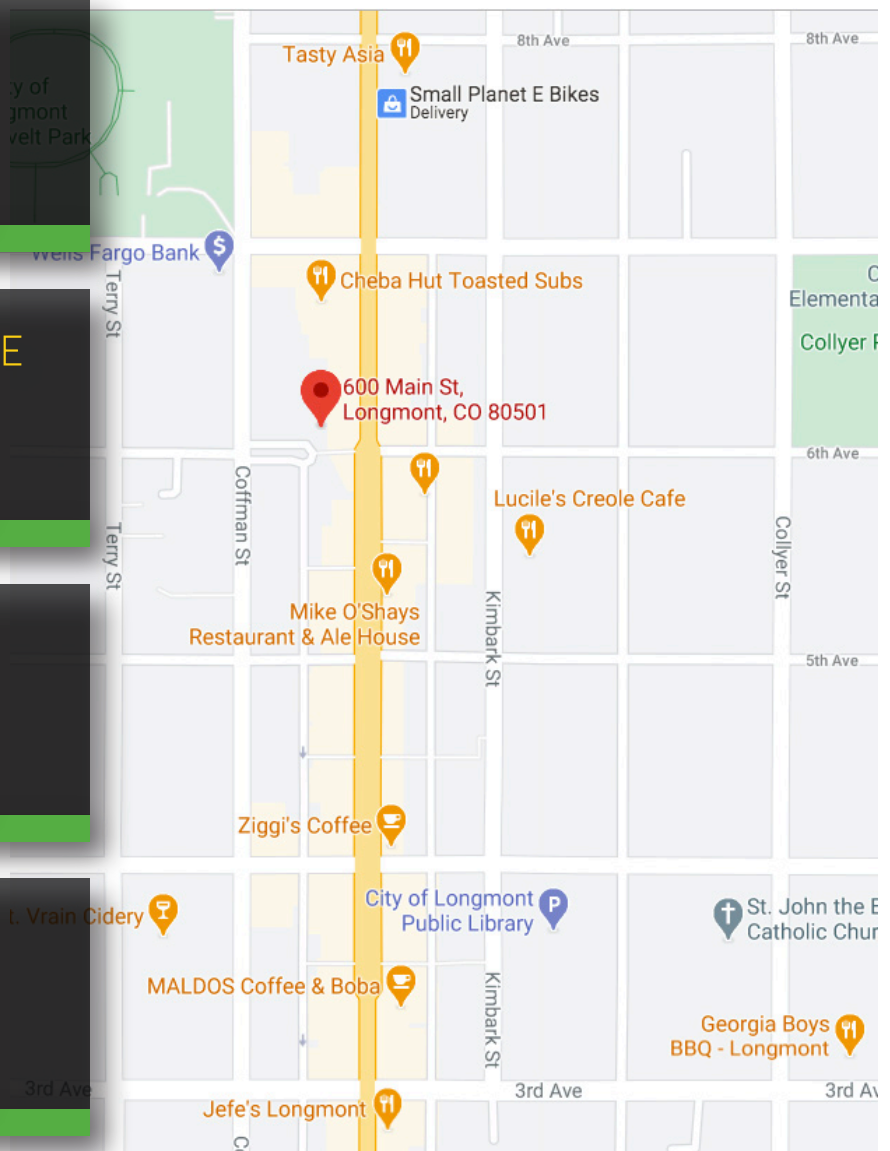
MEDIAN AGE

2 Mile: 367.3
5 Miles: 38.1
10 Miles: 38.9



POPULATION

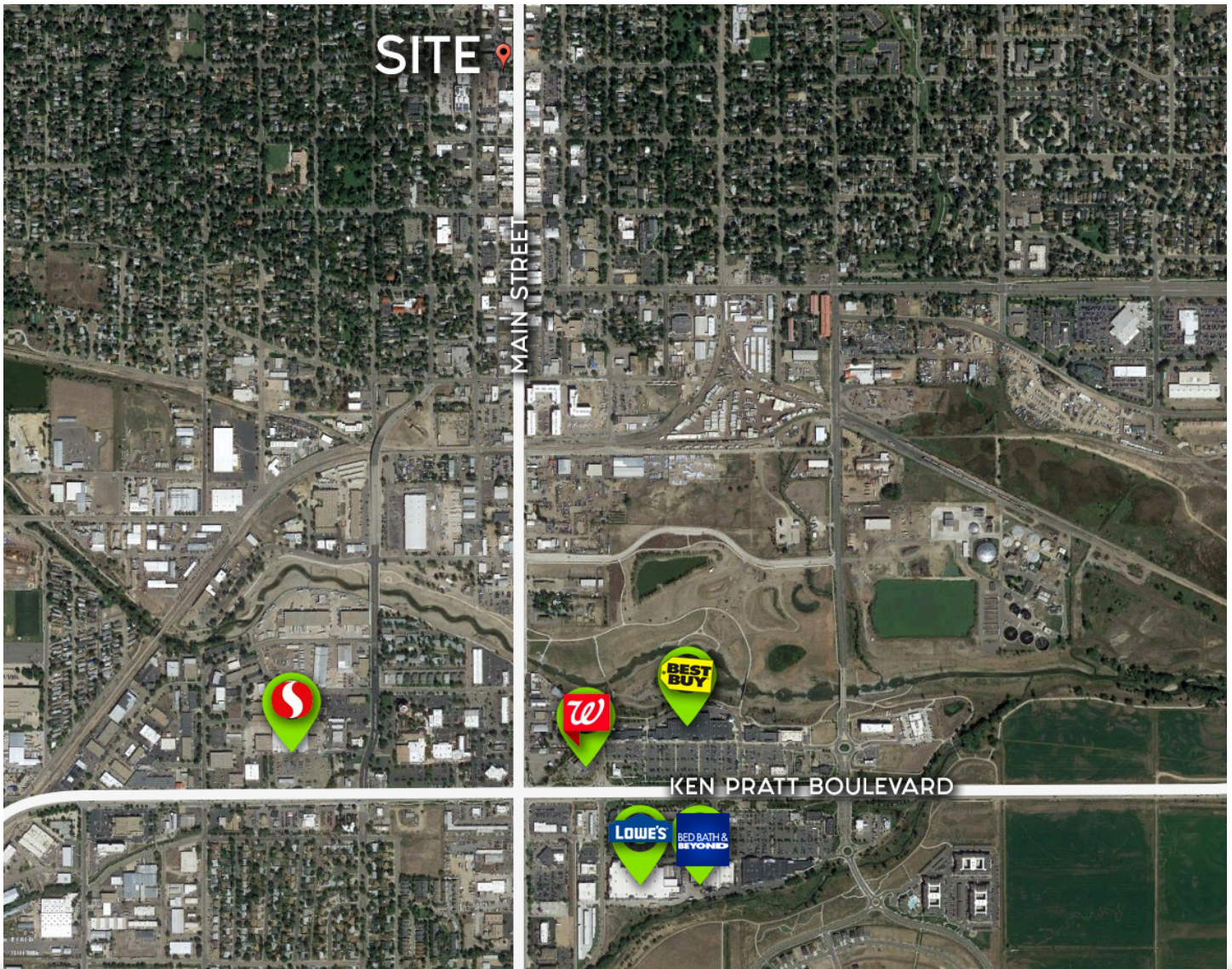
2 Mile: 50,730
5 Miles: 102,399
10 Miles: 191,544



MAP &

AERIAL

COMPETITION



LISTED BY BRC REAL ESTATE:

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