

PRIVATE OFFICE CONDO FOR SALE

1715 IRONHORSE, SUITE 250, LONGMONT, COLORADO

**PRICE
REDUCED**

SQUARE FOOTAGE

3,050 RSF

PURCHASE PRICE

~~\$588,650 (\$193/RSF)~~
\$549,000 (\$180/RSF)

TYPES OF USE

MEDICAL OR OFFICE



FEATURES

- Professional 2nd floor, office condo for sale
- 10 private offices, plus conference room, reception, and storage
- Common-area amenities: men's/women's showers on 2nd floor, conference room and large kitchen/break room on 1st floor
- Reserved parking (5 spaces), Plus non-exclusive use of both surface lots, and street parking
- Elevator, ADA-compliant property, located at 3rd Ave and Hwy 119 in Longmont
- Medical and professional office uses permitted
- Close proximity to new UC Health Longmont hospital, and numerous shops and restaurants nearby in Downtown Longmont



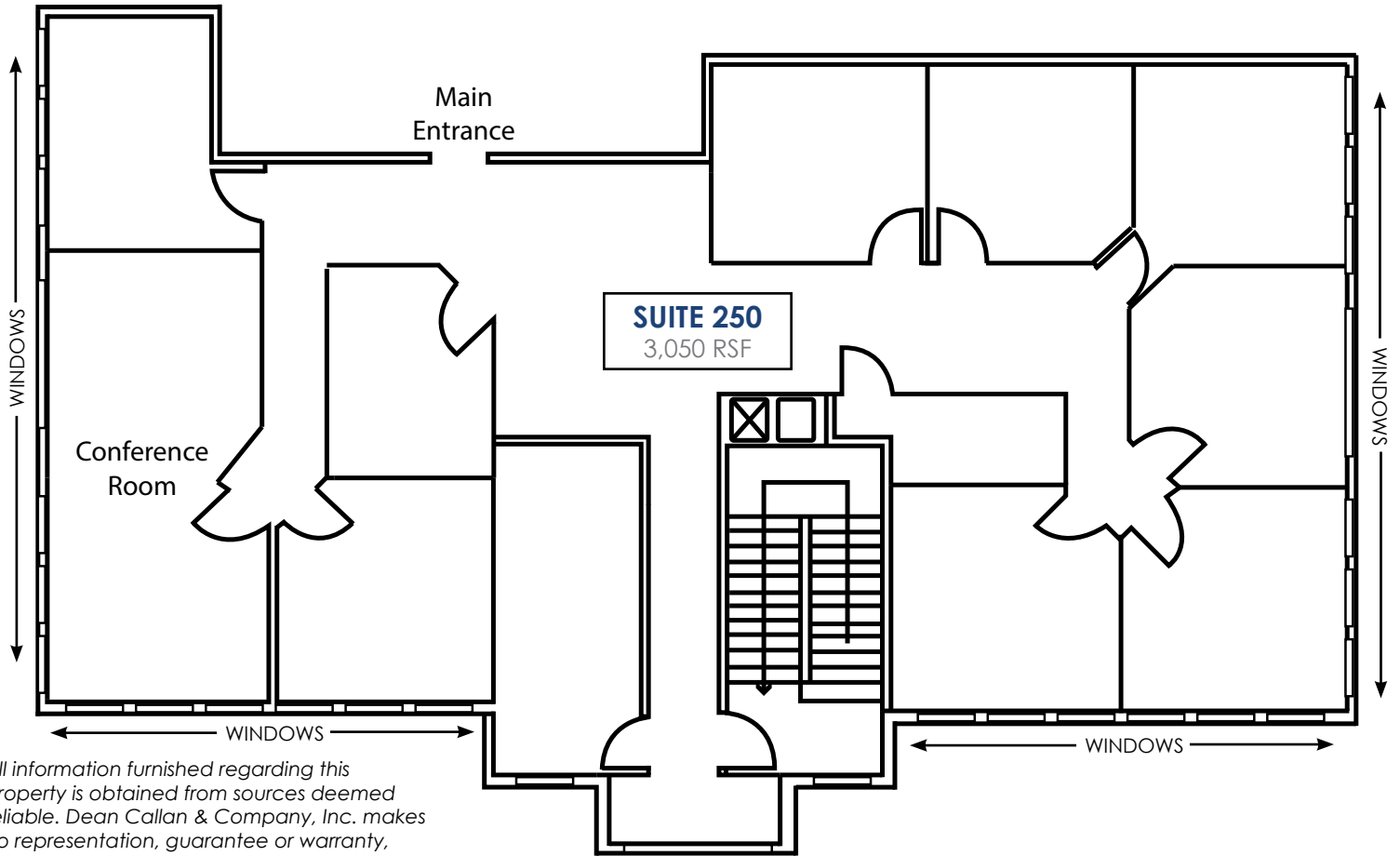
FOR MORE INFORMATION CONTACT:

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FLOOR PLAN - SUITE 250



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TAXES
\$14,695
O.A.
\$2,258/MO.
CURRENT GROSS RENT INCOME
\$6,300/MO.

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