

Land For Sale

Sugar Mill Park

23 Acres of land in Longmont Colorado 80501
Mixed Use Employment Zoning

Gateway into the City of Longmont
Superior Location for any Business

*The New UCHHealth Hospital of Longmont is just two minutes
from the Sugar Mill Park location.

* Just minutes to I-25, Boulder and surrounding areas.

* Easy ingress and egress onto the Ken Pratt Bypass from
property.

* Residential communities located close by for employee
housing.

* Shopping, restaurants and other support services five
minutes away.

*Great Views of the Rocky Mountains!

*Be part of the growing and award winning City of Longmont.

Development Opportunities

* Sugar Mill Park is special in it's location. Whether you
develop a support business for the hospital or a hotel,
this location is perfect.

* The surrounding residential community of Mill Village
has single family homes as well as rental housing.

* 18 acres of Medium Density Residential is located just
off of Great Western Drive south of the 23 acres.

* Community retail and business opportunities are
abundant.

* Property's Topography is flat, easy to develop.

* Phase I and II complete and clean.

* All Utilities are in the streets.

Canada Real Estate
720-480-1589, NoreenCanada@aol.com

