

1361 FRANCIS STREET, LONGMONT, CO

OFFICE BUILDING FOR SALE



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RE/MAX TRADITIONS COMMERCIAL DIVISION
EACH OFFICE INDEPENDENTLY OWNED AND OPERATED
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13,850 SF | 1361 FRANCIS STREET | LONGMONT, CO

Property Summary



OFFERING SUMMARY

Sale Price:	\$950,000
Approximate Lot Size:	0.57 Acres
Year Built:	1982
Building Size:	13,850
Zoning:	R3
Price / SF:	\$68.59

PROPERTY OVERVIEW

Fantastic opportunity to purchase a freestanding Medical Office Building in Longmont. With it's central location, this Property offers easy access to all parts of Longmont and is within close proximity to Longs Peak Middle School, Mountain View Elementary School, Longmont High School, UC Health and LUH Centura Health. This 3 story building has approximately 5,000 sf on both the main and lower levels, and 3,850 sf on the second floor.

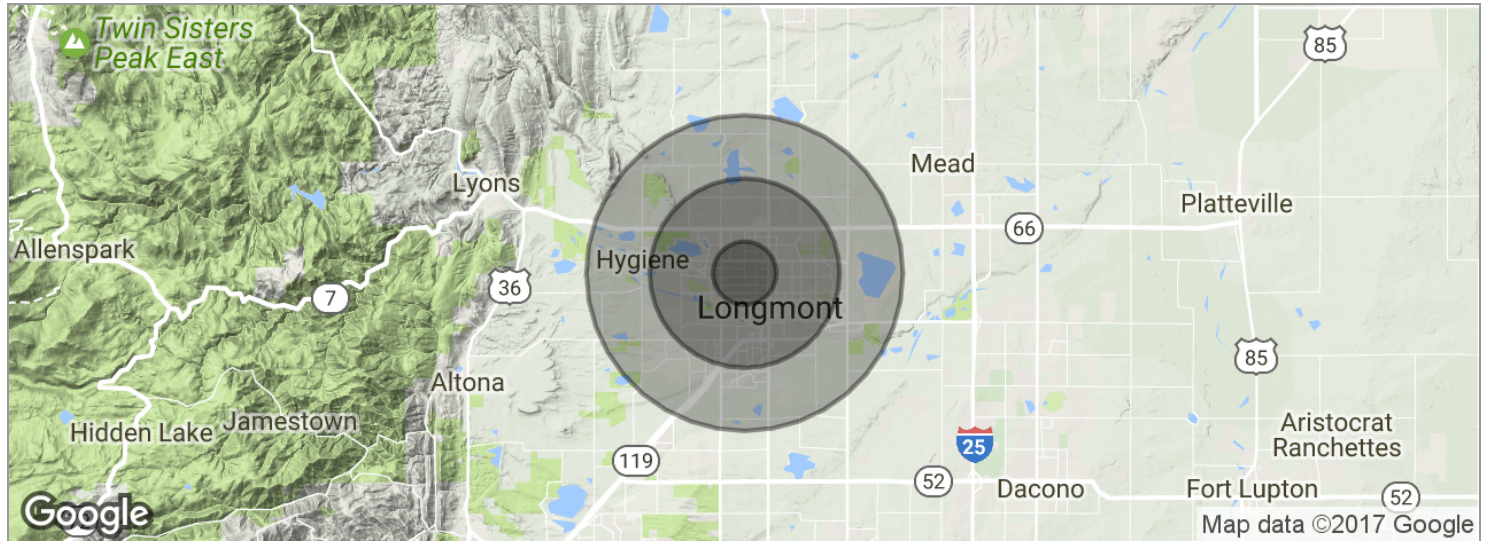


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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,816	74,086	107,302
Median age	38.0	36.1	35.8
Median age (male)	36.2	35.3	35.2
Median age (Female)	41.0	37.2	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,290	28,938	41,191
# of persons per HH	2.4	2.6	2.6
Average HH income	\$57,805	\$67,526	\$73,801
Average house value	\$199,061	\$256,715	\$281,402

* Demographic data derived from 2010 US Census



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