



PRICE: \$1,050,000 (\$165.90/SF)
CAP RATE: 10.4%

DEAN CALLAN & COMPANY INC

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COMMERCIAL INVESTMENT PROPERTY FOR SALE

**650 20TH AVENUE
LONGMONT, COLORADO 80501**

Explore an enticing commercial investment opportunity with our listing at 650 20th Avenue, Longmont, CO. This 3,469 SF single-story building, currently serving as a retail cannabis dispensary, holds significant potential. Boasting an additional 2,860 SF in the unfinished basement, the property features amenities such as a 1,000 lb material lift, off-street and employee parking, a basement storage area, 225 Amps of power, ample natural lighting, a small kitchen, and an 8x8 drive-in door. With a strategic location and versatile features, this property promises a lucrative investment for the discerning buyer.

Call us for more information and to set up a tour.



Virtual Tour
<https://youtu.be/JiaTqE5sRnk>

650 20TH AVENUE

DISCLOSURE

This Offering Memorandum is provided for the purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in 650 20th Street, Longmont, CO 80501. The potential investor is urged to perform its own examination and inspection of 650 20th Street and information relating to same and shall rely solely on such examination and investigation and not on this offering or any materials, statements or information contained herein or otherwise provided.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



VIRTUAL TOUR

<https://youtu.be/JiaTqE5sRnk>



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TERMS

Price:	\$1,050,000 (\$165.90/SF)
Building Size:	6,329SF (3,469SF Main Floor, 2,860SF Basement)
Existing NOI:	\$109,068 (5-year lease with 4% annual increases)
Cap Rate:	10.4%
Use:	Retail Cannabis Dispensary
Land Area:	24,790 SF (0.57 Acres)
Property Tours:	Property tours are available upon request. To schedule a property tour, please call Dean Callan & Company at 303.449.1420.

BUILDING INFORMATION

Location:	650 20th Avenue Longmont, Boulder County, Colorado 80301
Year Built:	2003
Zoning:	MU-C (Mixed-Use Corridor)
Parking:	31 Surface
Utilities:	Elect: 225 Amps/3 Phase (Longmont Power) Gas: Xcel, Water/Sewer: City of Longmont
Roof:	2003
HVAC:	Two (2) Units (2003)
Elevator:	Hydraulic Material Lift (1,000 lb Capacity)

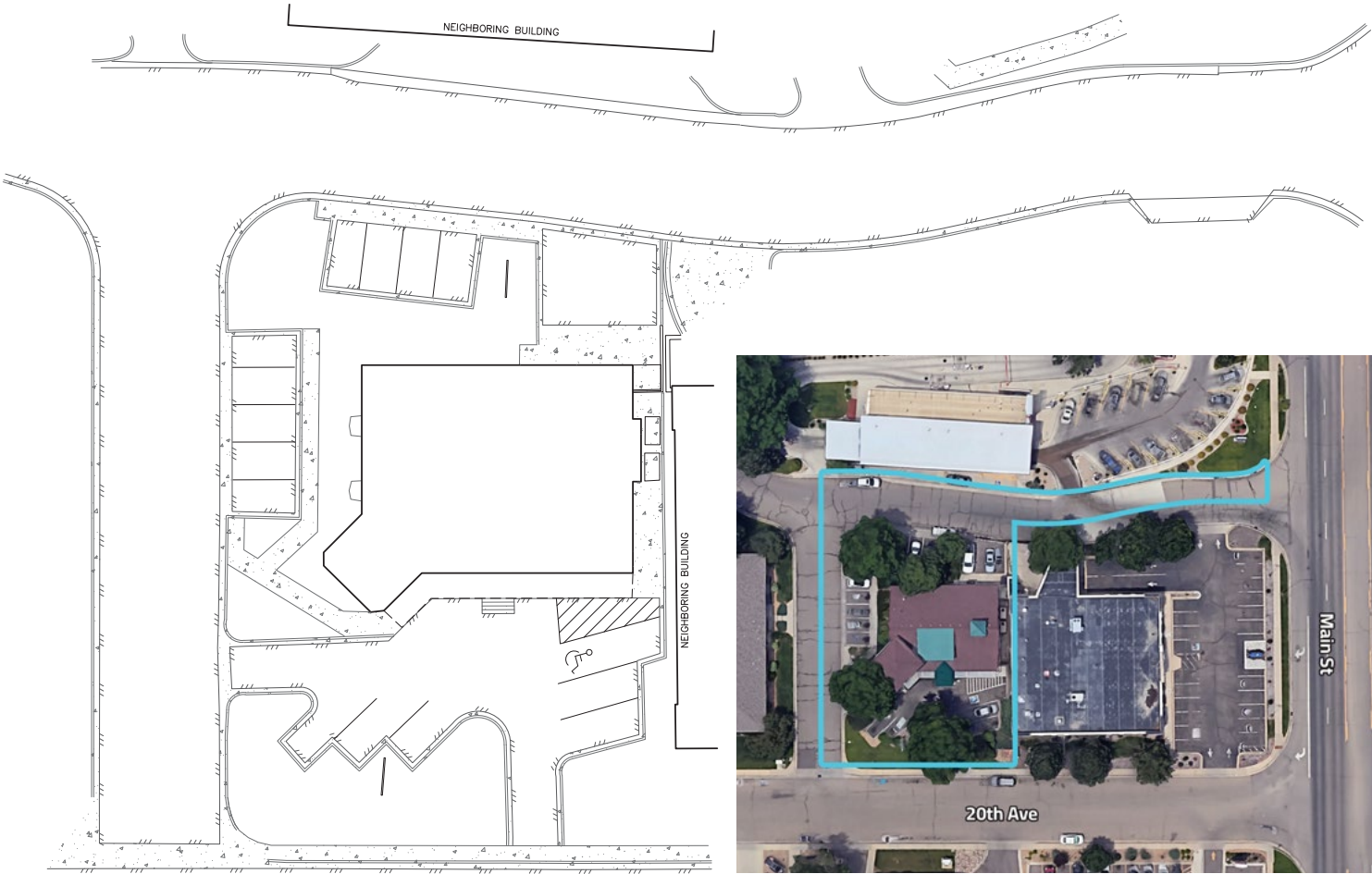
PROPERTY FEATURES

- **Prime Investment Opportunity:** Commercial property with 3,469 SF and an additional 2,860 SF in the basement.
- **Current Use:** Operating as a successful retail cannabis dispensary.
- **Versatile Amenities:** Equipped with a 1,000 lb material lift, basement storage, and a small kitchen.
- **Powerful Infrastructure:** Features 225 Amps of power to support various business needs.
- **Convenient Access:** Off-street parking and designated employee parking in the rear for accessibility.
- **Abundant Natural Light:** Large windows provide ample natural lighting throughout.
- **Drive-In Door:** Includes an 8x8 drive-in door for easy loading and unloading.
- **Strategic Location:** Positioned for success with quick access to major routes and transportation hubs.

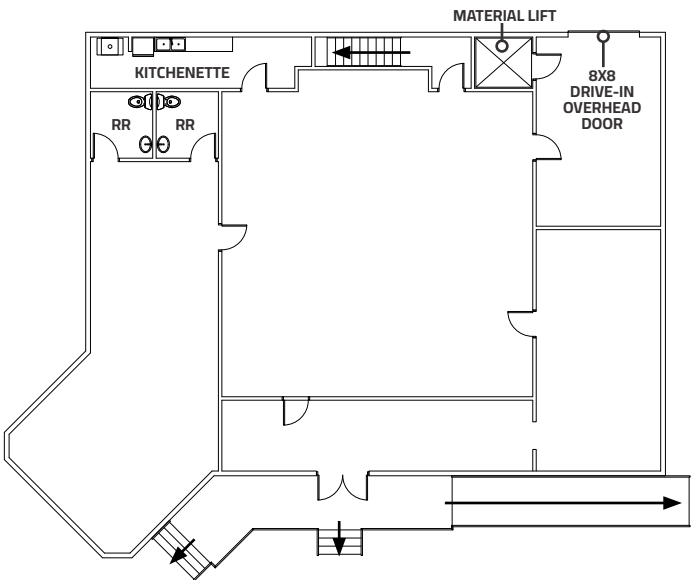
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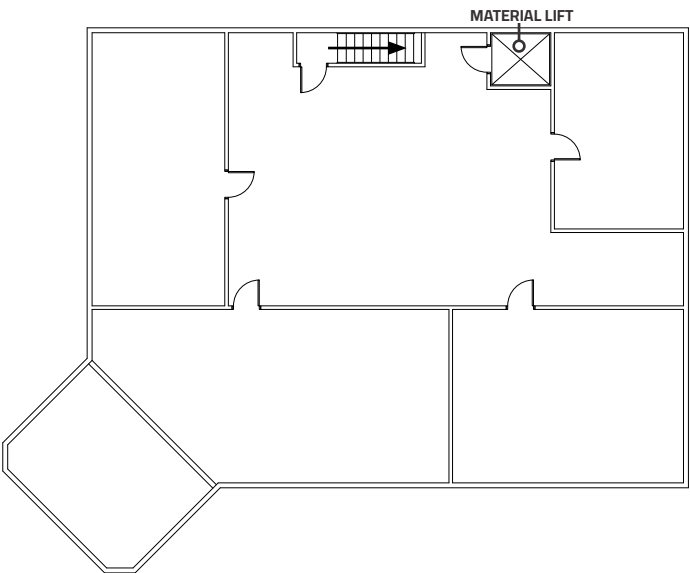
SITE PLAN



1ST FLOOR

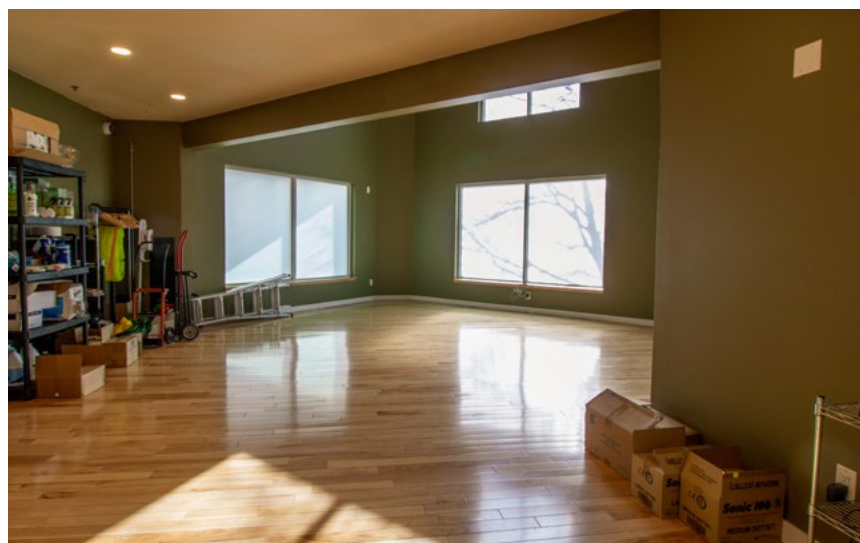
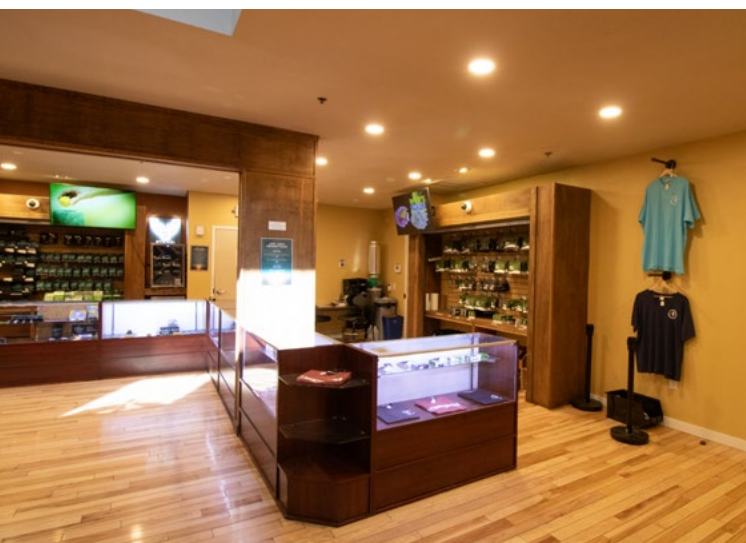


BASEMENT



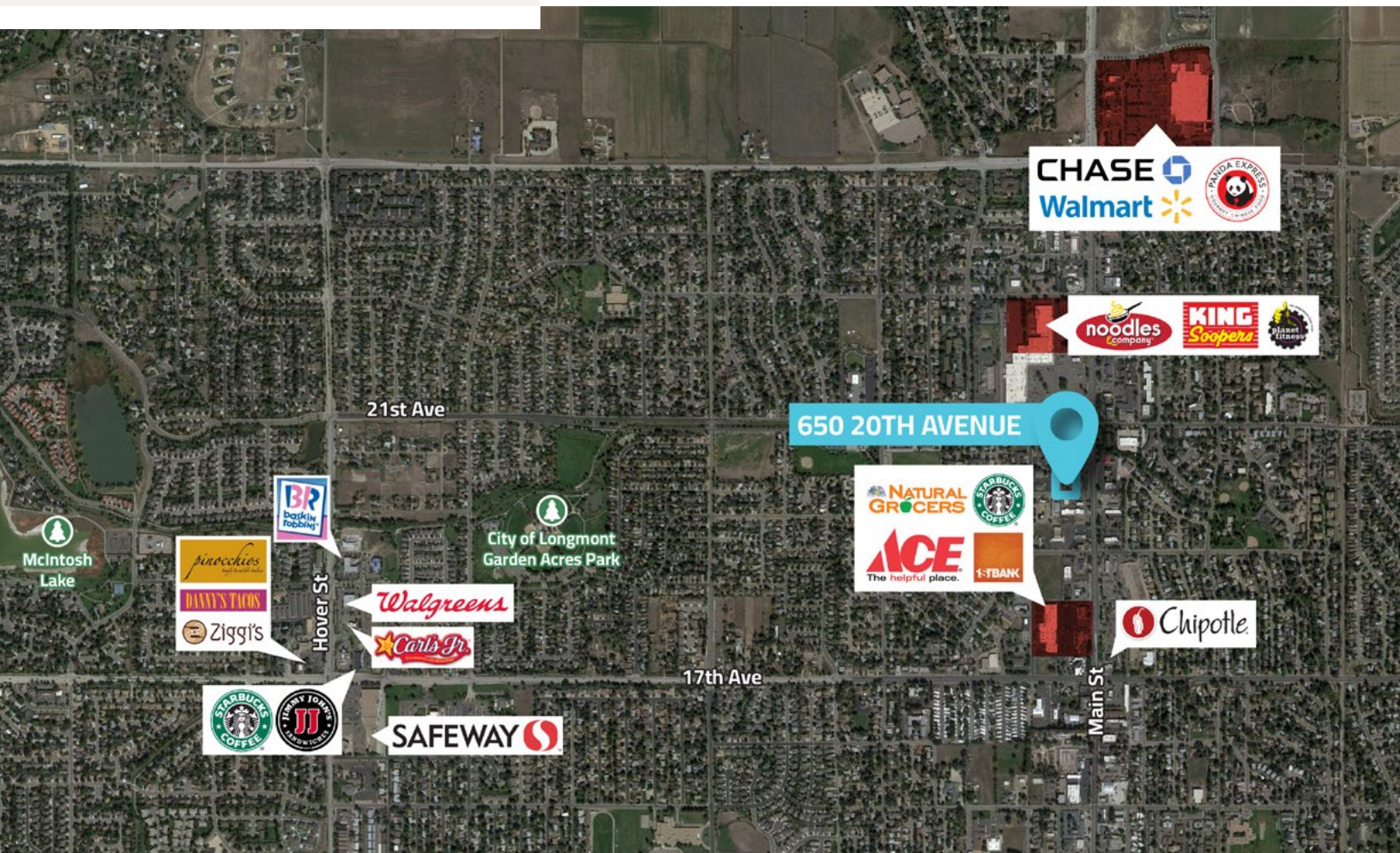
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