1715 Iron Horse Dr, #145, Longmont

COMMERCIAL CONDO FOR SALE OR LEASE

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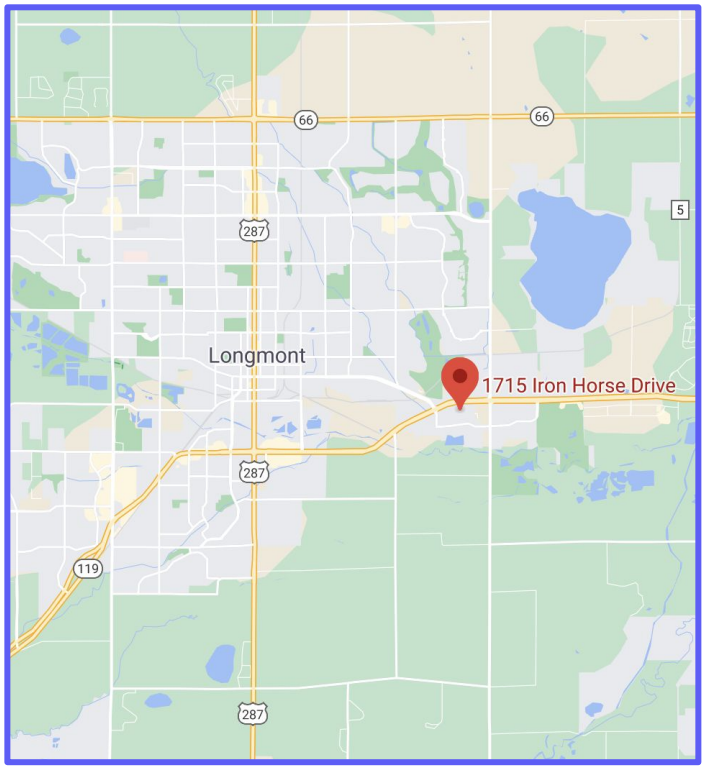
COMMERCIAL BROKERS

PROPERTY INFORMATION:

- **UNIT SIZE:** 2,976 SF
- **SALE PRICE:** $430,000 ($144.50/sf)
- **LEASE RATE:** $13.00/sf (NNN)
- **NNN Expenses:** $9.39/sf (Includes OA Dues: $4.24/sf)
- **CLEAR HEIGHT:** 12' - 14'
- **ZONING:** PUD MU-E (City of Longmont)
- **POWER:** 100 Amps, 3 Phase
- **PARKING:** 8 spaces
- **TAXES:** $14,140 (2020)
- Fully-Cooled & 100% Fire Suppression
- Easy to convert to Professional/Medical Office
- Great location with quick access to I-25, downtown Longmont and Boulder
- Professionally managed complex offer seamless ownership including grounds maintenance, snow removal, roof & HVAC, security, trash, building insurance, on-site property manager and all utilities paid by the OA



JD BELANGER
720.600.9084
jdbelanger1@gmail.com

TIM CONARRO
303.746.1490
timconarro@gmail.com

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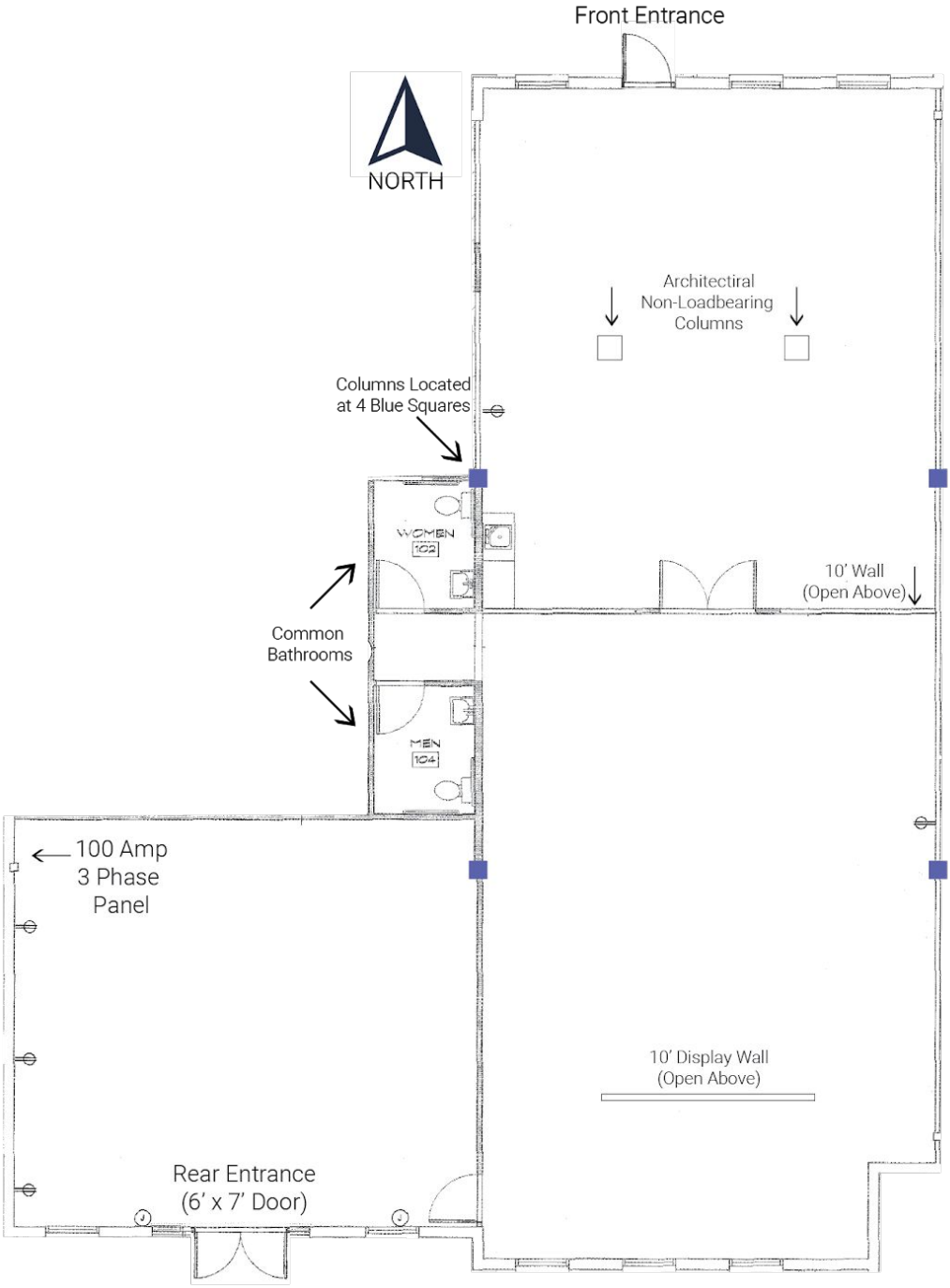
EXISTING FLOOR PLAN



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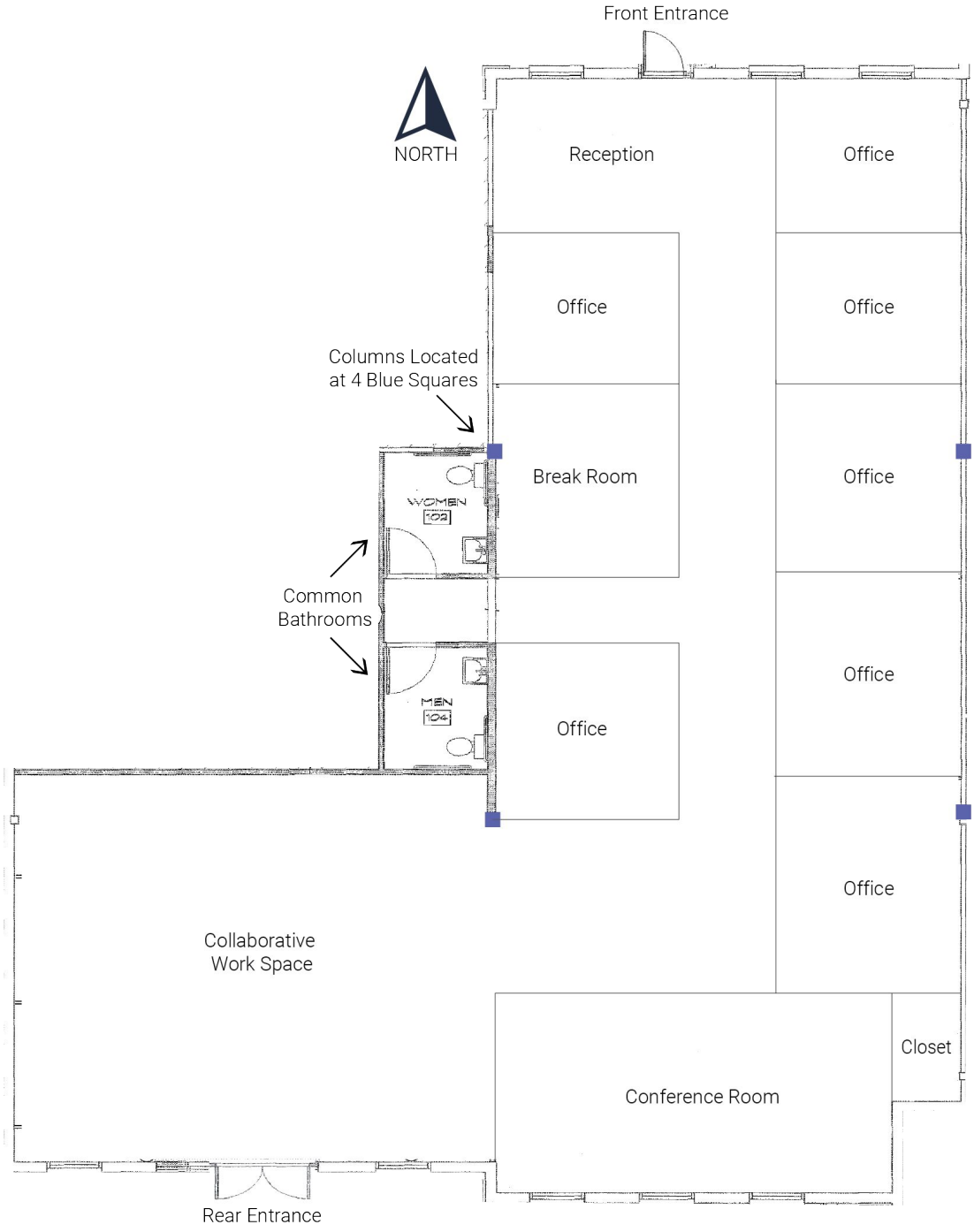
CONCEPTUAL OFFICE FLOOR PLAN



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IMAGES

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