

FOR SALE

# RESIDENTIAL OR COMMERCIAL DUPLEX

219 TERRY STREET  
LONGMONT, CO 80501



▷ \$575,000

▷ 1,200 SF

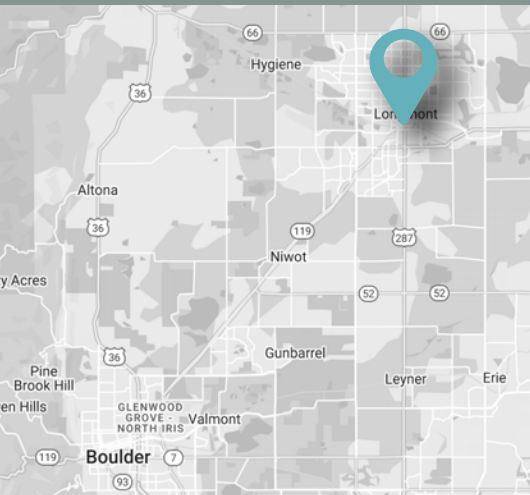
▷ .18 Acres

## INVESTMENT OVERVIEW

Endless opportunities await with this versatile mixed-use property, just two blocks from Main Street in Downtown Longmont. This timeless, single-story duplex has been beautifully preserved, offering both charm and functionality. Currently configured as a residential duplex, it can easily be converted into a mixed-use space, allowing you to live and work under one roof. Alternatively, transform it into a full commercial space tailored to your business needs. Whether you envision a dynamic workspace, a cozy home, or both, this property offers limitless potential.

## HIGHLIGHTS

- Excellent location in growing Longmont, CO
- Within 2 Blocks of Main Street in Downtown Longmont
- Two-story Property that has been beautifully-preserved
- Property can be used for Commercial Office Space or Residential Home
- 7+ dedicated parking spaces
- Property is part of the Longmont Downtown Development Authority



# PROPERTY OVERVIEW

219 Terry Street | Longmont, CO 80501

This charming duplex, located in the heart of Downtown Longmont's Historic District, offers exceptional versatility & potential for mixed-use or commercial endeavors. Ideal for investors or entrepreneurs, the property combines historic charm with modern convenience, making it perfect for those looking to blend business and living spaces.

You can occupy one unit as your residence & operate your business from the other, creating the ultimate live-work balance. Additionally, you can maintain it as an investment property, live in one unit while renting out the other, or convert it to a single-family residence, the options are limitless.

Unit A features a welcoming front porch, hardwood floors, high ceilings, & large windows that fill the space with natural light. With 2 bedrooms, 1 full bathroom, & a private side yard, it provides a cozy yet functional layout. Unit B offers comfort with 1 bedroom, a 3/4 bath, & shares a flexible parking with over 7 dedicated spaces. Each unit has separate utilities, including furnaces & water heaters, & the property has been impeccably maintained with modern upgrades: updated plumbing & electrical systems, a newer roof, fresh siding & paint, & brand-new front and back decks, as well as new windows.

Located just 2 blocks from Main Street, you'll be steps away from restaurants, shops, & entertainment, making this property a prime location for business or residential use. Don't miss this unique opportunity to secure a flexible space in one of Longmont's most desirable locations!

**Address:** 219 Terry Street, Longmont, CO 80501

**Parcel ID:** R0041143

**Zoning:** Residential

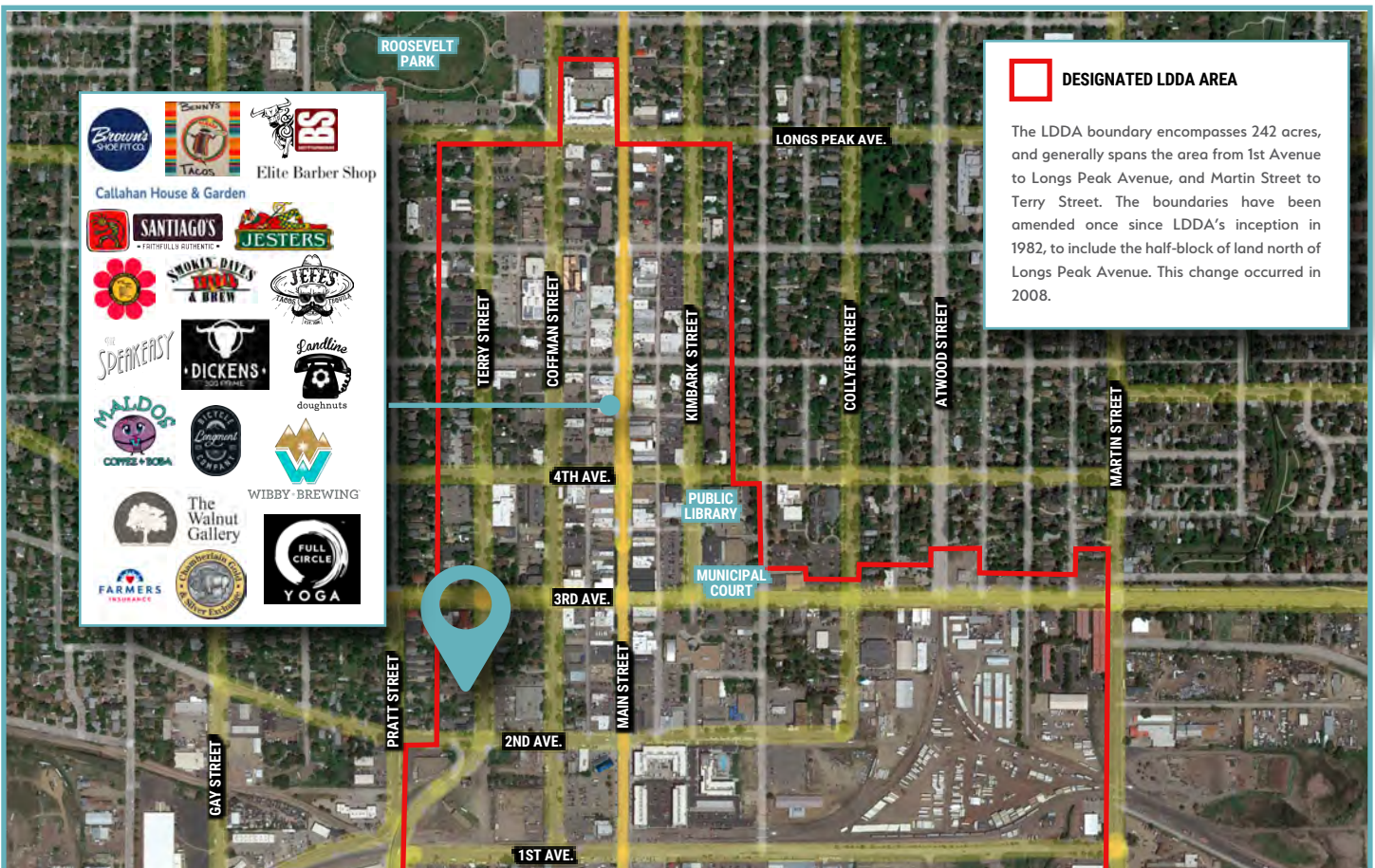
**Building SF:** 1,200 SF

**Lot Size:** 0.18 Acres

**Units:** 5 Rooms, 2 Kitchens, 2 Bathrooms  
(can be converted back to residential rooms)

**Parking:** 7+ Private Lot Parking

**Best Use:** For Commercial Office or Residential Duplex



# AREA OVERVIEW

219 Terry Street | Longmont, CO 80501



40.1

MEDIAN AGE



37

MILES TO DENVER



3,647

BUSINESSES



40,663

EMPLOYEES



\$95,588

MEDIAN HH INCOME



101,902

POPULATION



5

COLLEGES

Situated at the intersection of high technology and manufacturing, Longmont exemplifies the best of the Front Range offering a high quality of life, skilled workforce and business friendly climate while remaining affordable and welcoming.

From bio-pharmaceuticals to satellite imagery to disk drive design, high-tech makes up about 27 percent of the Longmont employment base, and according to the Software & Information Industry Association, the Boulder-Longmont area has the highest concentration of software-related jobs in the nation. Additionally, with the University of Colorado nearby, the local work force is highly educated. According to the U.S. census, the Boulder-Longmont area ranks first nationally in percentage of residents over age 25 with a four-year college degree.

Longmont is only about 45 minutes from Denver and 30 minutes from Boulder and people who live and work in Longmont love the convenience it provides. With widely-available high-speed cable, DSL and Wireless Internet services, Longmont business people can stay connected to the global community, but at the same time, they enjoy living in a town that takes 10 minutes to drive from one end to the other.

Longmont has launched construction on its high speed fiber optic network that will provide businesses and residents with upload speeds of 1 gigabit per second, providing one of the fastest internet networks in the nation. NextLight™, the community-owned high-speed fiber-optic network, has soared into the spotlight with its gigabit service to homes and businesses.

\*Source: <https://www.longmontcolorado.gov/business-resources> | <https://longmont.org/site-selection-services/>

## TOP EMPLOYERS

ORACLE

QUALCOMM

Medtronic

ST. VRAIN VALLEY SCHOOLS  
*academic excellence by design*



IHS Markit



CIRCLEGRAPHICS



SEAGATE



LONGMONT  
COLORADO



XILINX



Microsoft



uhealth



LOCKHEED MARTIN

Google



FEDERAL AVIATION  
ADMINISTRATION

SNC

SIERRA  
NEVADA  
CORPORATION



Ball



intel

Longmont United  
Hospital

Centura Health



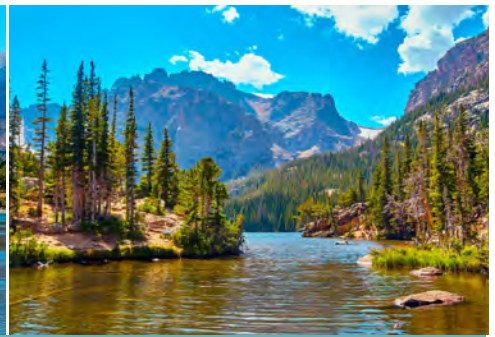
CROCS



McLANE



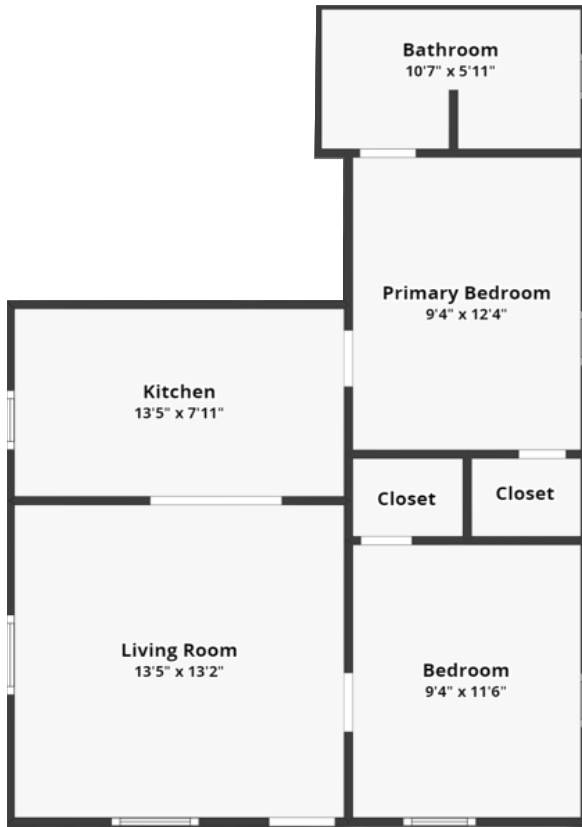
IBM



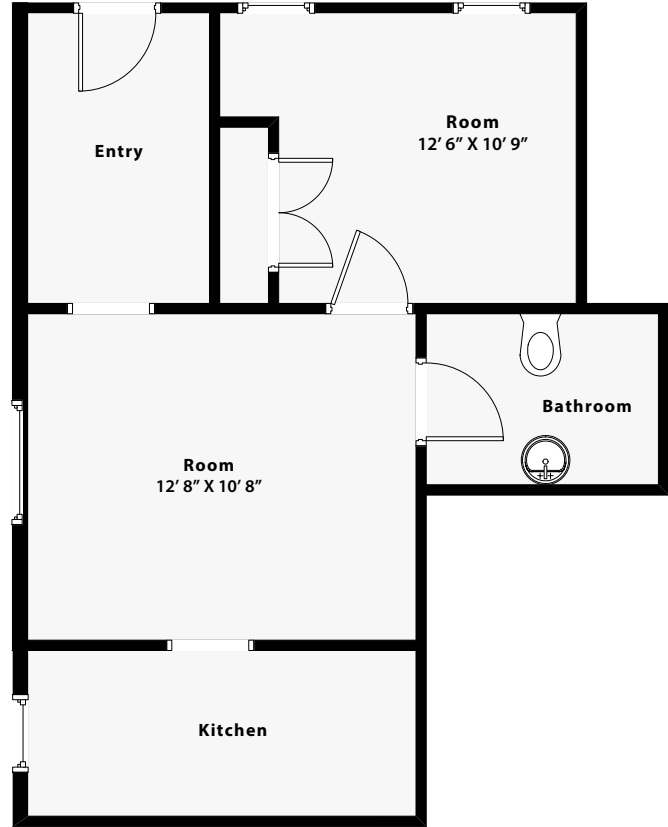
# PROPERTY FLOOR PLANS

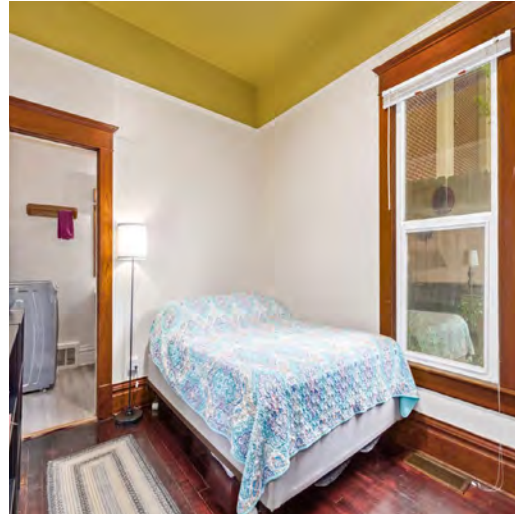
219 Terry Street | Longmont, CO 80501

## UNIT A



## UNIT B





**DISTINCT**  
REAL ESTATE



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(720) 343-9686



Scan QR  
for more info.

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**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by District Real Estate in compliance with all applicable fair housing and equal opportunity laws.