

321 MAIN STREET

LONGMONT, CO 80501

OFFERED AT

\$1,900,000

BUILDING SIZE

4,751 SF *

ZONING

MU-D

Mixed-Use Downtown

CLICK HERE
for Allowed Uses

321 Main Street offers a rare opportunity to own a piece of Longmont history. This mixed-use commercial/residential building has been home to many of Longmont's most beloved businesses, including, most recently, a popular donut shop. The ground level offers a completely turnkey kitchen/restaurant space built out in 2022 and meticulously maintained ever since. The second level offers a 2-bedroom, 1-bathroom residential unit. There is also full-height basement for storage and an alley-facing garage unit. Building will be delivered vacant, ready for an owner-user, investor, or live/work buyer.

* SF to be verified by Buyer

**OWNER USER RESTAURANT
FOR SALE IN LONGMONT**

ANNIE LARNER

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RACHEL ROHRIG

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PROPERTY HIGHLIGHTS

- 2,250 SF full service restaurant/kitchen space built out in 2022
- 200-gallon grease interceptor
- 9' CaptiveAire Type I Hood
- Fire suppression throughout entire building
- Purchase includes all affixed kitchen equipment
- Additional equipment negotiable
- 2-Bedroom 1-Bathroom residential unit on second story

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for virtual tour

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GROUND LEVEL

2,250 SF* RESTAURANT/KITCHEN SPACE

Built out just four years ago and meticulously maintained since, this space was home to a beloved local donut shop that helped set the bar for downtown Longmont's recent renaissance. Exposed brick, high ceilings with visible ductwork, and eye-catching pendant lighting set the mood. Meanwhile, the open-kitchen layout is backed by the serious infrastructure that is included with the purchase:

- 200-gallon grease interceptor
- 9' CaptiveAire Type I Hood
- Three basin sink, hand sink, mop sink
- Dish pit
- Fire suppression (and throughout entire building)
- Updated, ADA-compliant restrooms
- Large bar anchored by gorgeous, high-design light fixtures
- Serviced by two ___-ton RTU HVAC Units installed in 2022

SECOND LEVEL

1,150 SF* RESIDENCE

The second story offers a private residence above the action, ready to generate rental income or serve as a live/work setup.

- 2 Bedrooms, 1 Bathroom
- Updated kitchen
- Dedicated laundry room with W/D included
- Backdoor egress leading to rooftop with mountain views
- Pro forma income: \$2,100/month



BASEMENT/GARAGE

991 SF* BASEMENT

The full-height basement offers additional storage and houses the fire riser and 200 gallon grease interceptor.

360 SF* GARAGE

The rear of the property includes a 360 SF garage with an 8' OHD and access from the alley. Park a vehicle or use it for additional storage. It is currently set up with a fryer oil filtration system which ties in with the kitchen.

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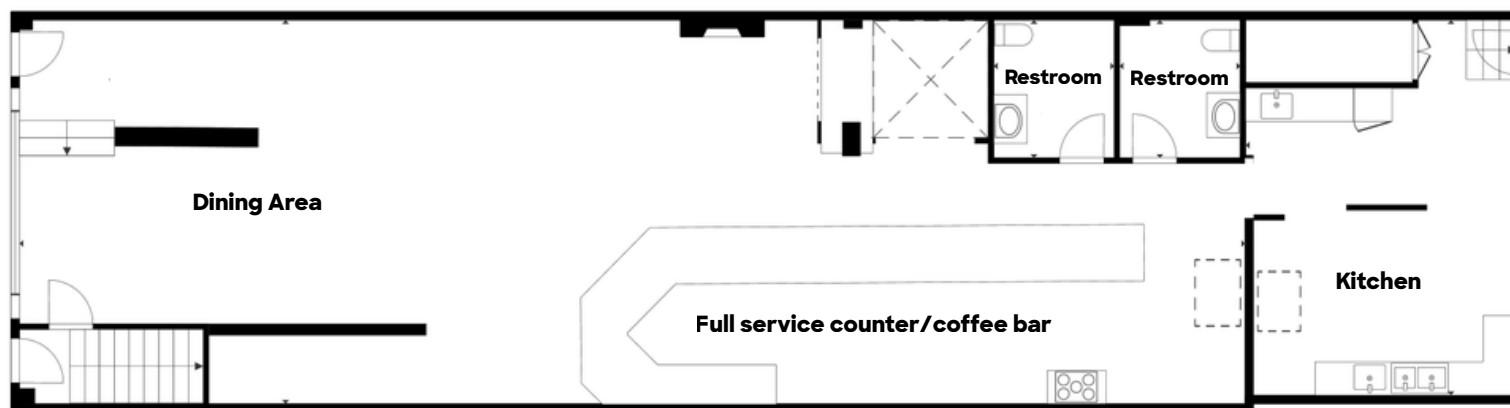
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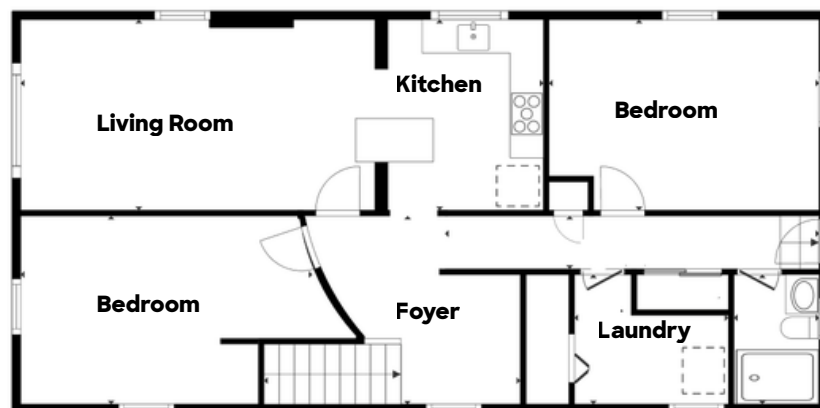
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Ground Level



Second Level



CLICK HERE
for virtual tour

CLICK HERE
for Lending Options

MAIN STREET

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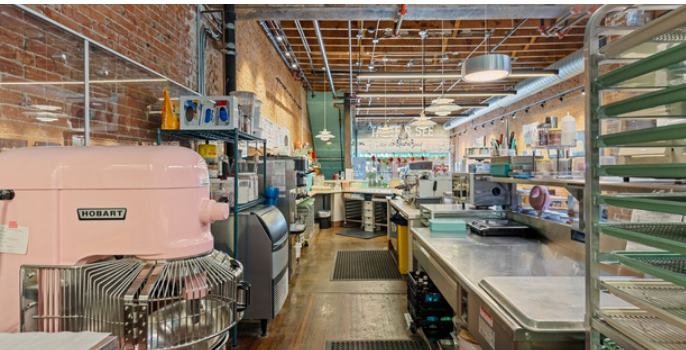
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SECOND LEVEL



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ABOUT LONGMONT

Longmont is a community of over 100,000 on the northern edge of metro Denver. Boulder County, as the nation's most educated, is home to a number of advanced technology companies that are engaged in cutting edge R&D, and the translation of ideas into products. Names like IBM, Google, Microsoft, Oracle, Seagate, AMD, Lockheed Martin, Ball Aerospace, Sierra Nevada, and others populate the regional landscape. In Longmont alone, more than 200 global companies have a presence here and employ more than 11,000. In addition, a network of companies providing services, products and amenities exist to support these industries – all in a community that provides unparalleled quality of life.

ABOUT LDDA

321 Main Street is located in the Longmont Downtown Development Authority, an economic development taxing entity to revitalize the City's Downtown commercial core. Learn about the benefits of being part of the LDDA, including grant and incentive programs.

CLICK HERE
for LDDA website

LONGMONT DEMOGRAPHICS

2 Miles | 5 Miles | 10 Miles

POPULATION (2020)

41,594 | 102,810 | 162,748

HOUSEHOLDS (2020)

17,393 | 41,096 | 63,898

AVG. HOUSEHOLD INCOME

\$96,835 | \$108,403 | \$119,290

MEDIAN HOME VALUE

\$444,545 | \$472,356 | \$520,440

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REAL ESTATE



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