

# 422-424 KIMBARK STREET

LONGMONT, CO

OFFERED AT

**\$450,000**

BUILDING SIZE

**1,600 SF**

Lot: 6,160 SF (.14 Acres)  
Two Units (Fully Leased)  
Parking Lot Income

PROPERTY TYPE

**OFFICE**

ZONING

**MU-D**  
Mixed Use Downtown

LEARN MORE ABOUT THIS PROPERTY  
[MarketRealestate.com](https://www.MarketRealestate.com)



# HAPPINESS HQ

Welcome to 422-424 Kimbark Street, the beating heart of downtown Longmont's vibrant work scene! This 1,600-square-foot office space isn't just a place to work; it's a sanctuary of productivity and joy. With convenient street parking and a private lot in the back, you don't have to stress about finding a spot. Bathed in natural light from generous windows and surrounded by lush foliage, the atmosphere here fosters creativity and contentment. Plus, its strategic location ensures your team is steps away from delightful lunch spots or happy hour hubs for creating the perfect recipe for workplace happiness.

## PROPERTY HIGHLIGHTS

- Convenient Shared Parking Lot
- Easy Street Parking
- Great Natural Light
- Across the street from Downtown Longmont
- Zoned MU-D
- Part of the Enterprise Zone
- Owner Occupy with Notice

**2 UNIT RETAIL AND OFFICE  
BUILDING IN LONGMONT**

**RACHEL ROHRIG**

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# 422-424 KIMBARK STREET

LONGMONT, CO



OFFICE

LONGS PEAK AVE.

MAIN STREET

2ND AVE.



HOTEL LONGMONT



BRICKS



flora



Ziggis COFFEE



Teccalli



Mos's BROADWAY BAGEL



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