

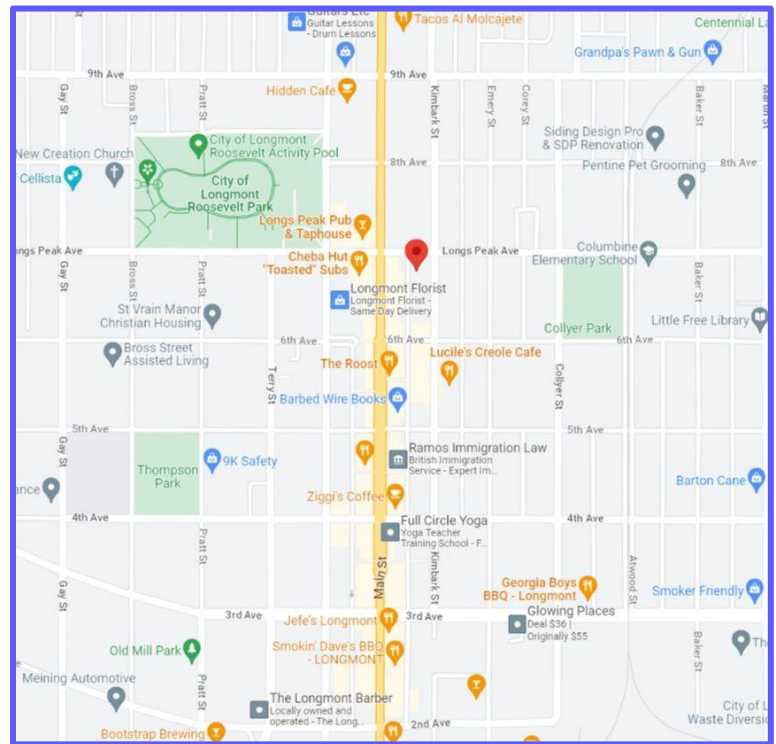


633 Kimbark St. Longmont Workshop - Office - Retail



Lease Information:

- **Space Available:** 2,000 -2,352sf
- **Gross Lease Rate:** \$19.00/sf (+ Utilities)
- **NNN's:** Included
- **Zoning:** MU-D
- **Parking:** 5:1000
- **Utilities:** City of Longmont/Xcel
- **Building Features:**
 - 10 x 7 OH Door
 - Parking Spots: 5:1000
 - Clearance: 9ft
 - Power: 125 amps/240V
 - Bathrooms: Yes - 1



Contact broker below to set up a tour!

Jim York

Kyle Conarro

(303)717-8038

(303)827-9436

jyork@summitcommercial.net

kyle@summitcommercial.net

WWW.SUMMITCOMMERCIAL.NET

All information provided is deemed reliable but is not guaranteed and should be independently verified

633 Kimbark St. Longmont Workshop - Office - Retail



Located one block off Main St and Longs Peak Ave within the downtown opportunity zone, this stand alone building in Old Town Longmont has many possibilities. Initially built as an industrial building, the new zoning allows for a variety of uses including retail and office use. The building's location falls inside the Longmont Downtown Development Authority (LDDA) which offers incentives and grants to upgrade building facades, retail conversions and signage.

The building is currently set up as a fitness and workout facility and the owner would consider leasing out, or selling some of the existing equipment. The space measures roughly 47'x47' (interior walls) with 8' ceilings and is equipped with 125 amps of electrical service, and a restroom. The entire space is air-conditioned, and has its own parking lot in front. Owner requests a Minimum 3 year lease term.

Jim York

(303)717-8038

jjork@summitcommercial.net

Kyle Conarro

(303)827-9436

kyle@summitcommercial.net

WWW.SUMMITCOMMERCIAL.NET

All information provided is deemed reliable but is not guaranteed and should be independently verified