



WELL-ESTABLISHED INCOME PROPERTY: EPICENTER LONGMONT

Offering Highlights

- Downtown Longmont at 464 Main Street
- 3 luxury apartments on the second floor
- 1 thriving retail tenant on the first floor and basement
- NOI per year = \$119,396.28
- Full gut and remodel in 2017



Main Floor Retail



Retail Looking Out to Main Street



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The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 03.04.24



Investment Overview:

- Price: Negotiable
- Square Footage: 9,054 evenly distributed on 3 levels
- Zoning: Mixed-Use Downtown
- Full gut and remodel completed in 2017
- Entire building sprinklered
- LED lights
- New roof being installed in Spring of 2024
- Taxes: \$ 18,459.42
- Owners' Association: None
- How utilities work:
 - Electricity: 4 meters for 4 units
 - Gas: 1 meter for the retail; 1 meter for the 3 apartments
 - Water: 1 meter for entire building and prorated among 4 tenants
 - Trash: Retail pays trash and landlord reimburses
- Location: Downtown Longmont, literally in its epicenter



St. Stephen's Plaza Abutting



Basement Retail



Rear/E Ingress/Egress



Parking for Tenants (Open, Non-Designated)



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Apartments: Originally the second floor was a seven room boarding house that shared one bathroom. Name plates on the doors indicated the tenants: Teacher, Mechanic, Nurse, Printer, Surveyor, Widow, and Bookbinder. It was called Colorado Rooms. During the post-war economic boom of the 1940's and 50's walls were removed to make two room apartments, and the name was changed to Colorado Apartment. But the one bathroom remained. In 2017, a full gut and remodel created three luxury apartments. Like the original building, only the highest quality materials were used.

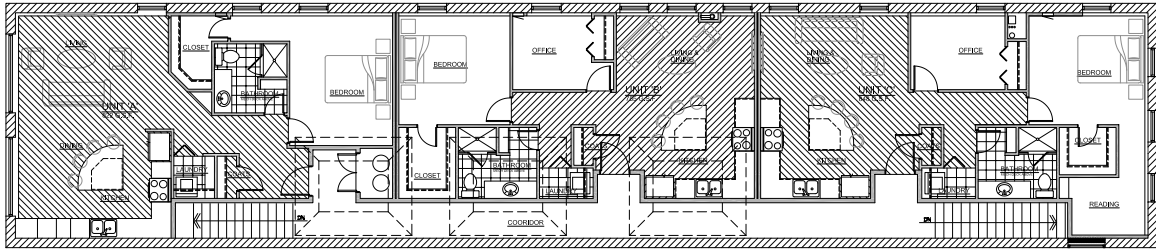


Retail: In 2017 during the full gut and remodel, five layers of floor were removed, and treasure was discovered: Original, beautiful Southern Yellow Pine flooring. This was carefully refurbished. The walls were stripped down to the original brick revealing horsehair plaster, the typical bridging agent of the era. Bricks that filled the windows looking out on St. Stephen's Plaza were removed. Consequently, the interior is inundated with natural light. Historical tenant list:

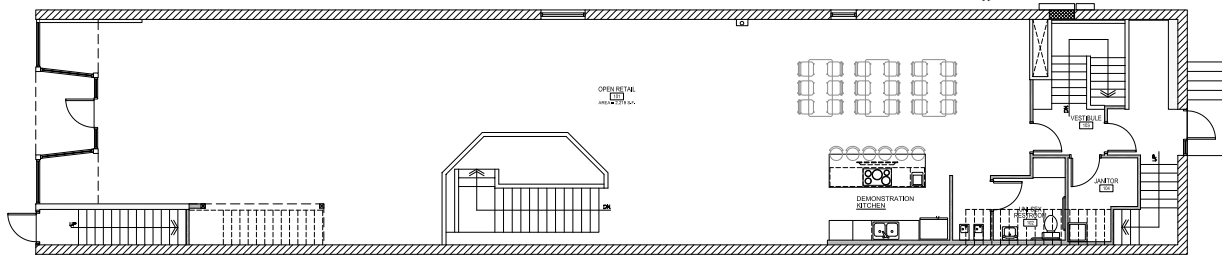
- 1908 – 1915 J.S. Hogan Grocer
- 1916 - 1917 Schapp Furniture Co., Roy L Schapp
- 1918 – 1922 Irwin Furniture Co.
- 1923 – 1925 G.C. Newland Billiards
- 1926 – 1931 Farmer's Store Co.
- 1932 – 1940 Western Auto
- War years – Vacant
- 1946 – 1950 Longmont Electric Equipment
- 1951 – 1958 C&H Appliance
- 1959 – 1985 JC Penney (along with the building to the South)
- 1986 – 2016 Miller Music, Ken and Seth Miller
- Currently: A Florae Store (<https://www.aflorae.com>)



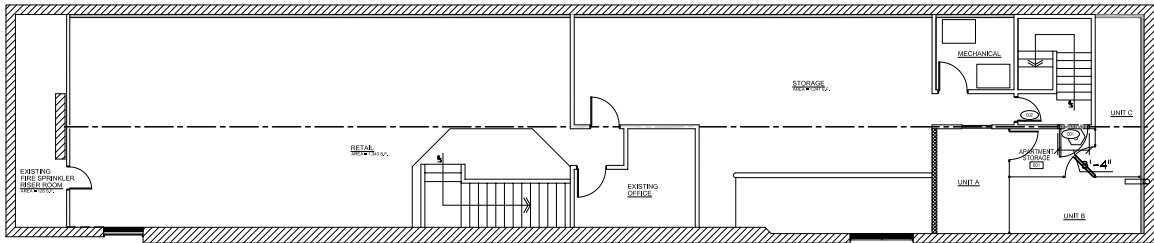
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN



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