

327 3RD AVENUE

LONGMONT, COLORADO



PRICE REDUCED!

\$1,075,000

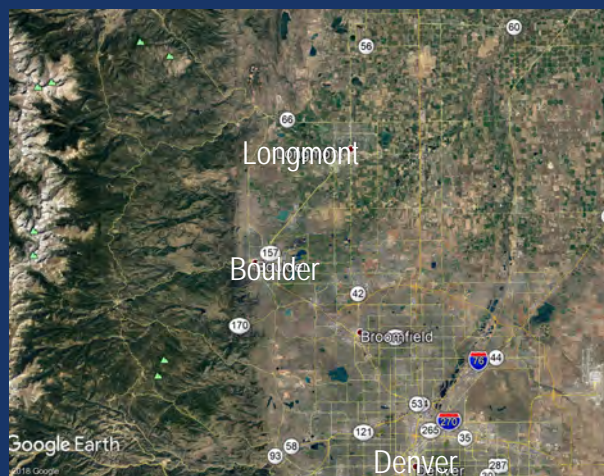
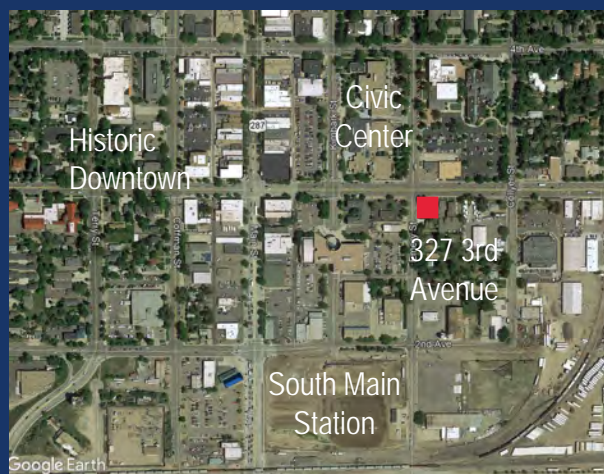
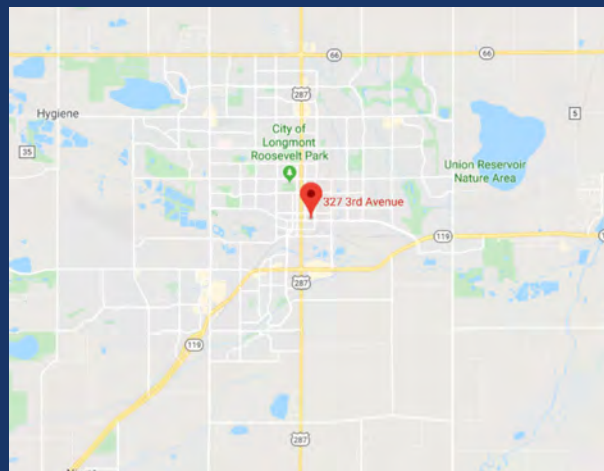
6 Unit Multifamily Investment

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327 3RD AVENUE

LONGMONT, COLORADO

- Recently remodeled
- 2 2-3 BR units, 2 1BR units, 2 studios
- Units leased at or near market rates
- Easy to rent, low vacancy
- Low maintenance
- Downtown Longmont is pedestrian friendly with shopping, restaurants, amenities, public transportation all right next door
- Off-street parking available
- One block from South Main Station, a mixed use development due to open in 2020, with additional planned development nearby
- 20 minutes to downtown Boulder
- 45 minutes to downtown Denver



INCOME

Gross Rents (2019 Actual)	\$81,060
Vacancy Allowance (4.0%)	\$3,242
Effective Rent	\$77,818

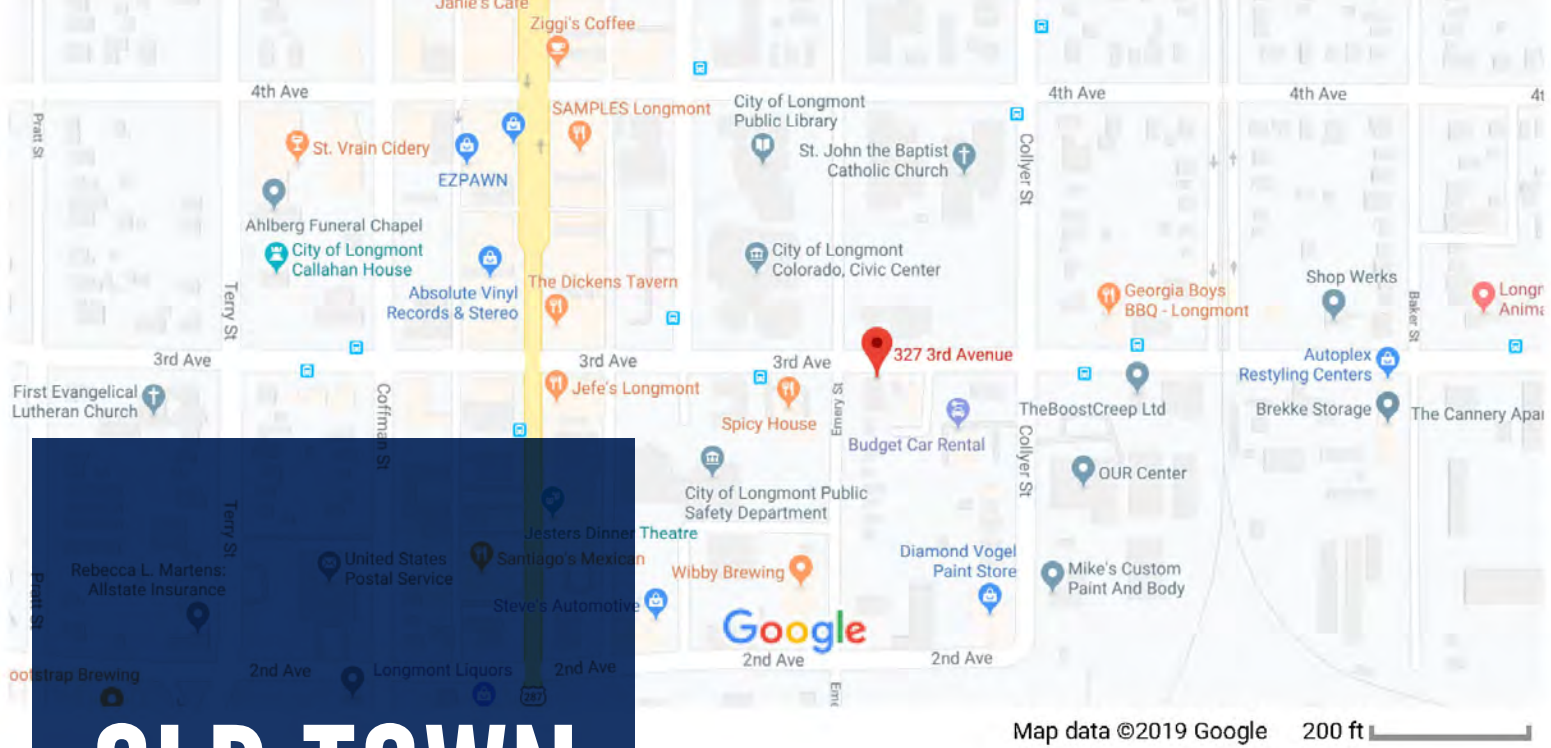
EXPENSES

Real Estate Taxes (est. 2019)	\$5,312
Insurance	\$4,700
Utilities (unreimbursed)	\$300
Total	\$10,312

Net Operating Income \$67,506

SCHEDULED RENTS

Studio	\$875
Studio	\$895
1 BR	\$995
1 BR	\$1,100
2-3 BR	\$1,395
2-3 BR	\$1,495
Total Monthly	\$6,755
Gross Annual Income	\$81,060



OLD TOWN

LONGMONT



The City of Longmont enjoys a vibrant Old Town with a Creative District, Historic District, energized dining scene, great shopping, craft breweries and craft distilleries, all making for a highly desirable living and working location. Mixed-use developments such as Roosevelt Park Apartments, Roosevelt Place and South Main Station have strengthened demand for residential opportunities. Old Town Longmont attracts people looking for a high quality of life, easy regional access, and affordability in Boulder County and the Front Range.

For additional information go to:

www.downtownlongmont.com



RE/MAX

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