

\$2,395,000 - 6600 Firestone Boulevard, Longmont

MLS® #5659659 RE COLORADO Listing Office: CBRE, Inc.

\$2,395,000

0 Bedroom, 0.00 Bathroom, 11,913 sqft
Commercial Sale on 1 Acres

N/A, Longmont, CO

Pleased to present for sale the opportunity to acquire 6600 Firestone Blvd, a single-story, $\hat{\pm}$ 11,913 SF medical outpatient building constructed in 2004.

The property is immediately available for occupancy in the rapidly growing Firestone community. It is easily demisable to accommodate multiple practices, with a robust patient waiting space, multiple entrances, two parking lot areas with separate entrances, and multiple check-in desks. The property is surrounded by neighborhoods and is adjacent to Coal Ridge Middle School.

The property resides on an approximately 1-acre site $\hat{\pm}$ 1/2 block off the Firestone Blvd. thoroughfare and is just down the street from a King Soopers anchored shopping center. Constructed in 2004, the property has solid infrastructure and is ready for long-term occupancy.

The property offers excellent parking with $\hat{\pm}$ 82 spaces for a ratio of $\hat{\pm}$ 6.90/1,000 SF.



RE COLORADO

Listing Courtesy of CBRE, Inc.

Built in 2004

Essential Information

MLS® #	5659659
Price	\$2,395,000

Bathrooms	0.00
Square Footage	11,913
Acres	1.00
Year Built	2004
Type	Commercial Sale
Sub-Type	Office
Status	Pending

Community Information

Address	6600 Firestone Boulevard
Subdivision	N/A
City	Longmont
County	Weld
State	CO
Zip Code	80504

Amenities

Parking Spaces	82
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Additional Information

Date Listed	January 28th, 2025
Zoning	EC PUD

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Listing information last updated on June 17th, 2025 at 3:49pm MDT