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

MLS® #5659659 Listing Office: CBRE, Inc.

## \$2,395,000

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

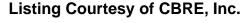
N/A, Longmont, CO

Pleased to present for sale the opportunity to acquire 6600 Firestone Blvd, a single-story, ±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 ½ 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.

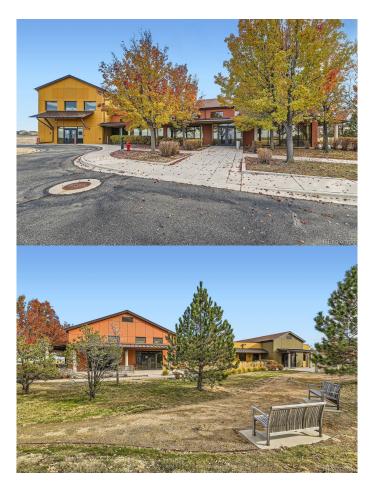
The property offers excellent parking with ±82 spaces for a ratio of ±6.90/1,000 SF.



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

### **Additional Information**

Date Listed January 28th, 2025

Zoning EC PUD

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