

# \$450,000 - 2024 Lincoln Street, Longmont

MLS® #IR1020182

Listing Office: RE/MAX Elevate

## \$450,000

0 Bedroom, 0.00 Bathroom, 1,920 sqft

Residential Income on 0 Acres

BARRETT-KLEIN, Longmont, CO

UNIQUE BI-LEVEL duplex in Boulder County!

Each unit is approximately 960 square feet (1,920 square feet total) and is situated on an approximately 4,900 square foot (0.11 acre) lot. Originally constructed in 1979, each unit consists of two bedrooms, a living room and kitchen, one and one-half bathrooms, and a driveway. Both units have a rear patio, and a fully fenced rear yard. This property backs onto Carr Park! Monthly rent for 2024 Lincoln is \$1,550 and the lease expires 06/30/2025 . Monthly rent for 2026 Lincoln is \$1,475 and the lease expires 07/31/2025. Tenants pay gas and electric. With prices constantly on the rise, now is the time to invest in the Longmont area, and this property presents an excellent prospect for a multi-family/duplex investor trying to get their foot in the door before it is too late!



RE/MAX COLORADO

## Listing Courtesy of RE/MAX Elevate

Built in 1979

## Essential Information

MLS® #	IR1020182
Price	\$450,000
Bathrooms	0.00
Square Footage	1,920
Acres	0.11
Year Built	1979
Type	Residential Income

Sub-Type	Duplex
Status	Active

**Community Information**

Address	2024 Lincoln Street
Subdivision	BARRETT-KLEIN
City	Longmont
County	Boulder
State	CO
Zip Code	80501

**Amenities**

Utilities	Electricity Available, Natural Gas Available
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**Interior**

Heating	Forced Air
Stories	Bi-Level

**Exterior**

Roof	Composition
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**School Information**

District	St. Vrain Valley RE-1J
Elementary	Northridge
Middle	Longs Peak
High	Longmont

**Additional Information**

Date Listed	October 8th, 2024
Zoning	R-MN



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