

321 MAIN STREET

LONGMONT, CO 80501

OFFERED AT

\$1,900,000

BUILDING SIZE

4,751 SF *

ZONING

MU-D

Mixed-Use Downtown

CLICK HERE
for Allowed Uses

321 Main Street offers a rare opportunity to own a piece of Longmont history. This mixed-use commercial/residential building has been home to many of Longmont's most beloved businesses, including, most recently, a popular donut shop. The ground level offers a completely turnkey kitchen/restaurant space built out in 2022 and meticulously maintained ever since. The second level offers a 2-bedroom, 1-bathroom residential unit. There is also full-height basement for storage and an alley-facing garage unit. Building will be delivered vacant, ready for an owner-user, investor, or live/work buyer.

* SF to be verified by Buyer

**OWNER USER RESTAURANT
FOR SALE IN LONGMONT**

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

PROPERTY HIGHLIGHTS

- 2,250 SF full service restaurant/kitchen space built out in 2022
- 200-gallon grease interceptor
- 9' CaptiveAire Type I Hood
- Fire suppression throughout entire building
- Purchase includes all affixed kitchen equipment
- Additional equipment negotiable
- 2-Bedroom 1-Bathroom residential unit on second story

CLICK HERE
for virtual tour

LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



321 MAIN STREET

LONGMONT, CO 80501

GROUND LEVEL

2,250 SF* RESTAURANT/KITCHEN SPACE

Built out just four years ago and meticulously maintained since, this space was home to a beloved local donut shop that helped set the bar for downtown Longmont's recent renaissance. Exposed brick, high ceilings with visible ductwork, and eye-catching pendant lighting set the mood. Meanwhile, the open-kitchen layout is backed by the serious infrastructure that is included with the purchase:

- 200-gallon grease interceptor
- 9' CaptiveAire Type I Hood
- Three basin sink, hand sink, mop sink
- Dish pit
- Fire suppression (and throughout entire building)
- Updated, ADA-compliant restrooms
- Large bar anchored by gorgeous, high-design light fixtures
- Serviced by two HVAC Units installed in 2022

SECOND LEVEL

1,150 SF* RESIDENCE

The second story offers a private residence above the action, ready to generate rental income or serve as a live/work setup.

- 2 Bedrooms, 1 Bathroom
- Updated kitchen
- Dedicated laundry room with W/D included
- Backdoor egress leading to rooftop with mountain views
- Pro forma income: \$2,100/month



BASEMENT/GARAGE

991 SF* BASEMENT

The full-height basement offers additional storage and houses the fire riser and 200 gallon grease interceptor.

360 SF* GARAGE

The rear of the property includes a 360 SF garage with an 8' OHD and access from the alley. Park a vehicle or use it for additional storage. It is currently set up with a fryer oil filtration system which ties in with the kitchen.

* SF to be verified by Buyer

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

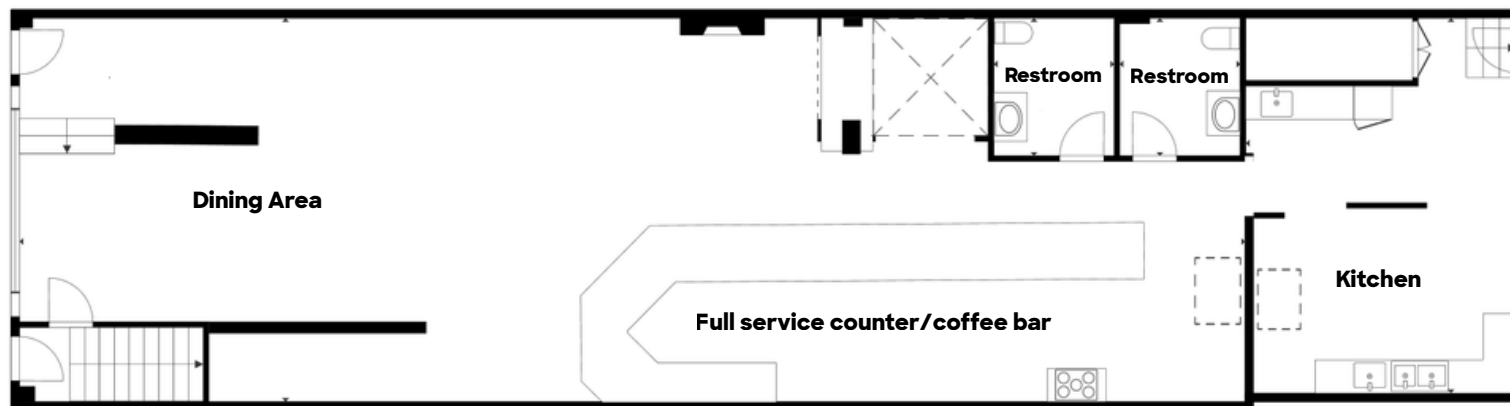
LEARN MORE ABOUT THIS PROPERTY

MarketRealEstate.com

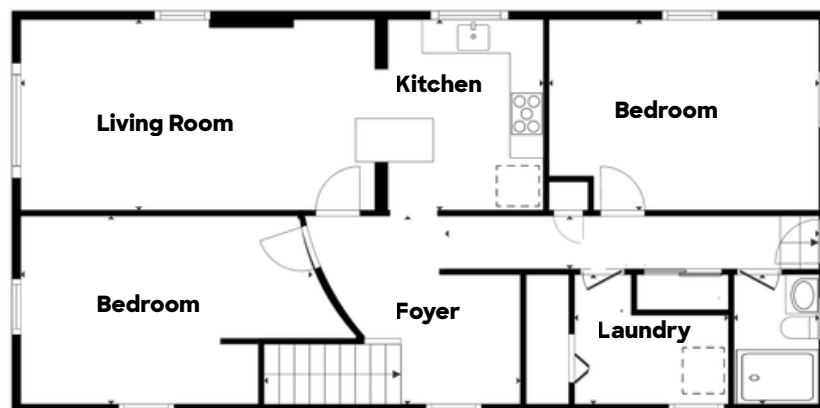
321 MAIN STREET

LONGMONT, CO 80501

Ground Level



Second Level



CLICK HERE
for virtual tour

CLICK HERE
for Lending Options

MAIN STREET

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

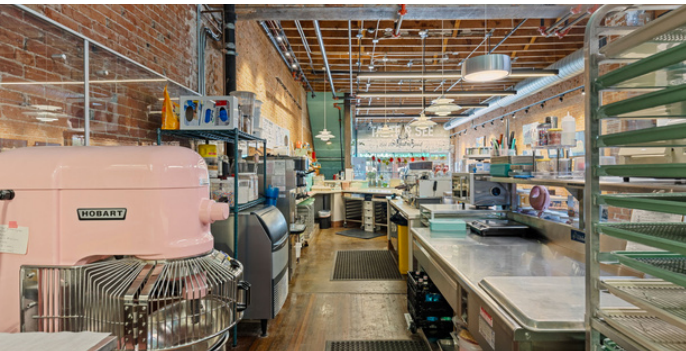
LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



321 MAIN STREET

LONGMONT, CO 80501

GROUND LEVEL



ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

LEARN MORE ABOUT THIS PROPERTY

MarketRealEstate.com

321 MAIN STREET

LONGMONT, CO 80501

SECOND LEVEL



ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

LEARN MORE ABOUT THIS PROPERTY

MarketRealEstate.com

321 MAIN STREET

LONGMONT, CO 80501

BASEMENT/GARAGE



ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

LEARN MORE ABOUT THIS PROPERTY

MarketRealEstate.com

321 MAIN STREET

LONGMONT, CO 80501

ABOUT LONGMONT

Longmont is a community of over 100,000 on the northern edge of metro Denver. Boulder County, as the nation's most educated, is home to a number of advanced technology companies that are engaged in cutting edge R&D, and the translation of ideas into products. Names like IBM, Google, Microsoft, Oracle, Seagate, AMD, Lockheed Martin, Ball Aerospace, Sierra Nevada, and others populate the regional landscape. In Longmont alone, more than 200 global companies have a presence here and employ more than 11,000. In addition, a network of companies providing services, products and amenities exist to support these industries – all in a community that provides unparalleled quality of life.

ABOUT LDDA

321 Main Street is located in the Longmont Downtown Development Authority, an economic development taxing entity to revitalize the City's Downtown commercial core. Learn about the benefits of being part of the LDDA, including grant and incentive programs.

CLICK HERE
for LDDA website

LONGMONT DEMOGRAPHICS

2 Miles | 5 Miles | 10 Miles

POPULATION (2020)

41,594 | 102,810 | 162,748

HOUSEHOLDS (2020)

17,393 | 41,096 | 63,898

AVG. HOUSEHOLD INCOME

\$96,835 | \$108,403 | \$119,290

MEDIAN HOME VALUE

\$444,545 | \$472,356 | \$520,440

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

LEARN MORE ABOUT THIS PROPERTY

MarketRealEstate.com

321 MAIN STREET

LONGMONT, CO 80501



ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

LEARN MORE ABOUT THIS PROPERTY

MarketRealEstate.com

market

REAL ESTATE



ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com



RACHEL ROHRIG

303 931 7742

Rachel@MarketRealEstate.com

© 2026 Market Real Estate. All rights reserved. This document and the information contained herein are provided for discussion and evaluation purposes only. Market Real Estate makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of any information, figures, projections, or statements contained in this document. All information has been compiled from sources believed to be reliable, but we do not guarantee its accuracy and it is subject to change without notice.

This document does not constitute an offer, commitment, or obligation to lease, sell, finance, or enter into any transaction. Market Real Estate shall have no liability whatsoever arising from the use or reliance on this information by any party. Interested parties are solely responsible for conducting their own independent investigations and due diligence.

Nothing herein shall be deemed to create a binding agreement unless and until a definitive agreement is fully executed by all parties. Until such time, Market Real Estate and the other party each reserve the right to (1) propose terms that differ from those contained herein, (2) negotiate with third parties, and/or (3) discontinue discussions at their sole discretion.