

1806 17TH STREET

BOULDER, CO 80302

OFFERED AT
\$1,950,000

BUILDING SIZE
1,992 SF
2 Units | 7 Beds

TYPE
MUH

ZONING
RH-2

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DUO DELIGHT

Nestled in the heart of Downtown Boulder, this multi-family investment property features side-by-side units, each offering spacious rooms, comfortable common areas, and two bathrooms. Situated on a generous corner lot near the CU campus, it's an excellent location for student housing. Nicely renovated, the property features modern cabinetry, stainless steel appliances, granite countertops, and wood vinyl plank flooring. With its unbeatable blend of charm and cashflow, this property is quite the duo.

PROPERTY HIGHLIGHTS

- Net Operating Income: \$93,468
- Cap Rate on Secured Rents: 4.8%
- Large corner lot in Downtown Boulder
- Side-by-side units
- Two bathrooms in each unit
- Laundry, parking and storage onsite

**BOULDER DUPLEX
FOR SALE**

HEIDI SCHAMBER

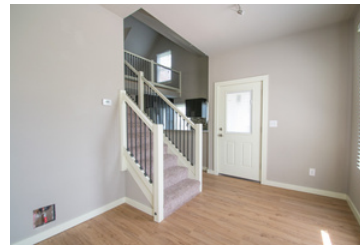
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