



325 W. South Boulder Road

Louisville, CO

Steve Sims

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 **Property Info & Gallery**

 **View Map**

Louisville Office Medical Building For Sale

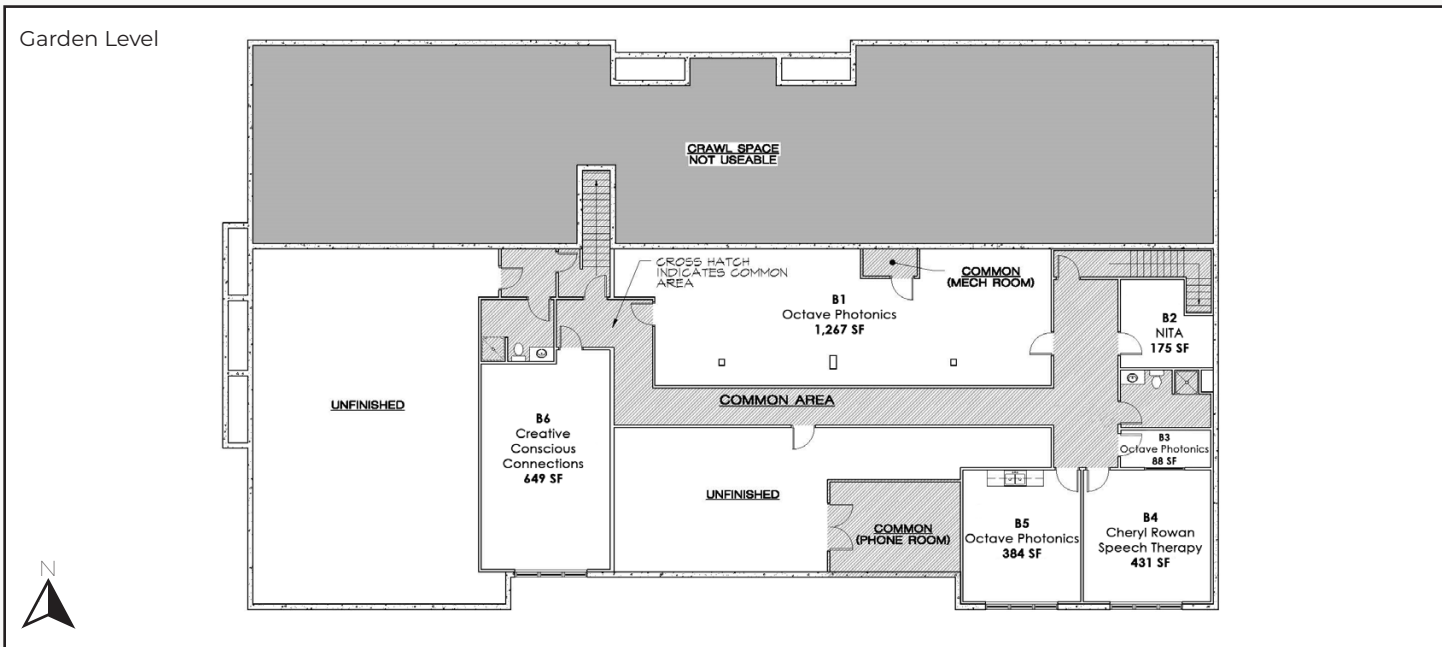
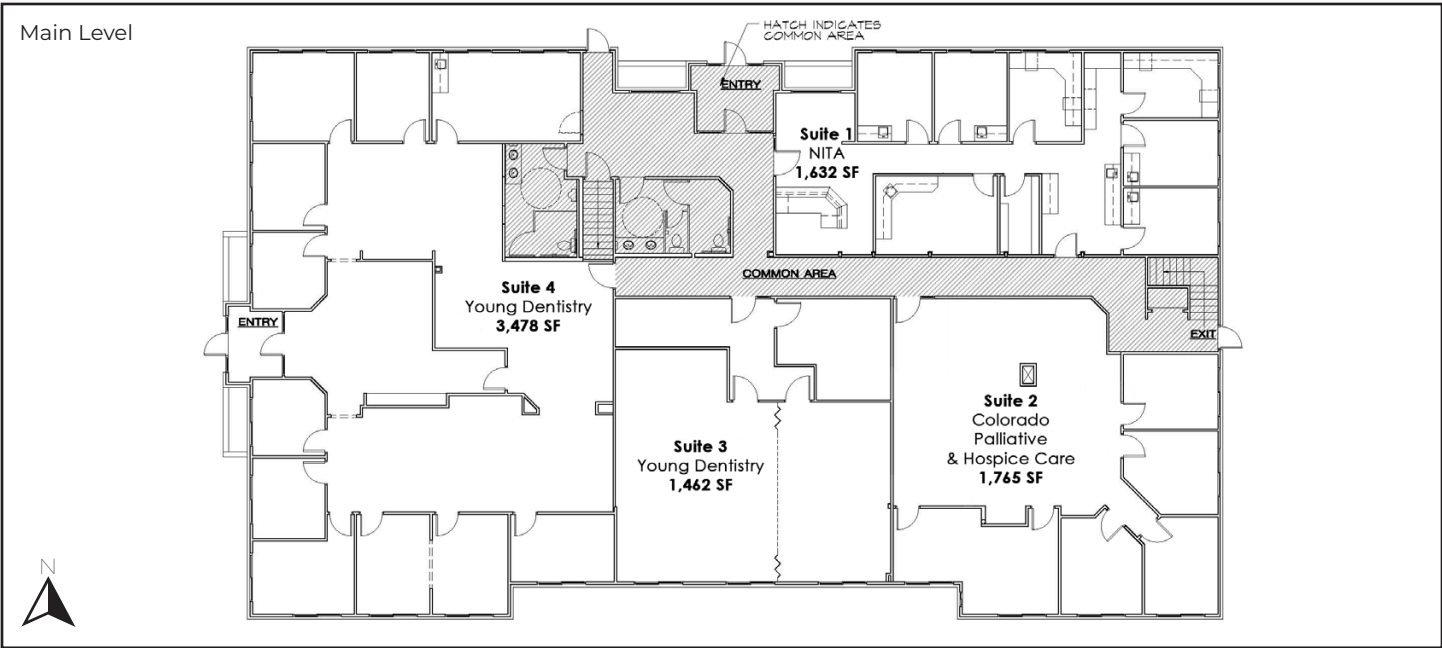
Building Size	12,917 sq. ft.
Building RSF	11,331 sq. ft.
Sale Price	\$2,400,000

- Fully Leased & for Sale at a 6.25% Cap Rate on Current NOI
- Suite 2 Available (1,765 sq. ft.) November 1, 2024 for Potential Owner User
- Good Mix of Tenants Such as Young Dentistry for Children & National Institute for Trial Advocacy with Staggered Expiration Dates
- New HVAC and Roof Replaced in 2017
- Great Visibility on South Boulder Road with Monument Signage Available
- One Block to Mudrock's Tap & Tavern, Luna Coffee, Shamrock Foodservice Warehouse & Village Square Retailers & 1 Mile to Historic Downtown Louisville Restaurants & Shops

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040



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