



# 7490 Clubhouse Rd

Boulder, CO

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Property Info & Gallery



View Map

## Gunbarrel Owner / User Office Building for Sale

|               |                                  |
|---------------|----------------------------------|
| Building Size | 14,884 sq. ft.                   |
| Sale Price    | \$4,314,008 (\$289.84 / sq. ft.) |
| Expenses      | \$11.38 / sq. ft.                |

- Medical / Professional Office Building for Sale in Serene Gunbarrel Setting across from Open Space & Nature Trails
- Ideal Owner/ User Opportunity with Immediate Occupancy Available
- Great Residential Conversion Opportunity
- Beautifully Remodeled Suites & Common Areas
- .98 Acres (42,864 sq. ft.) with 50 Parking Spaces
- NOI: \$209,724 with 73% Occupancy by One Tenant through December 2025 but Willing to Terminate Early

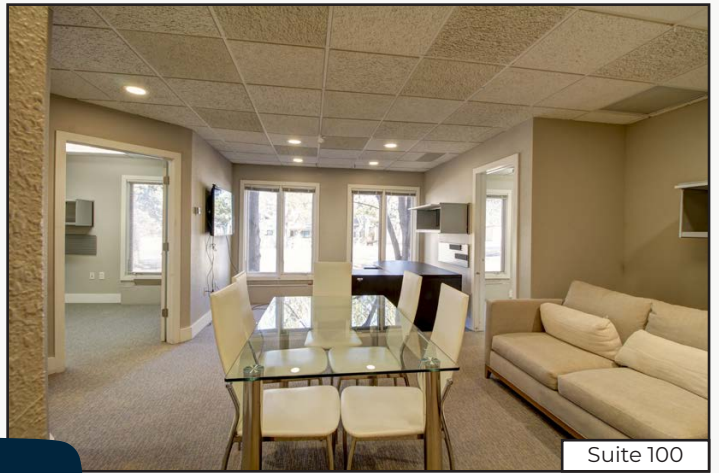
The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



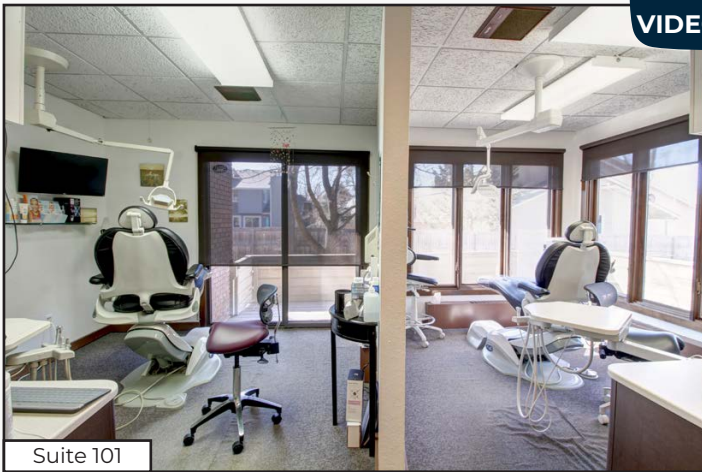
2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040



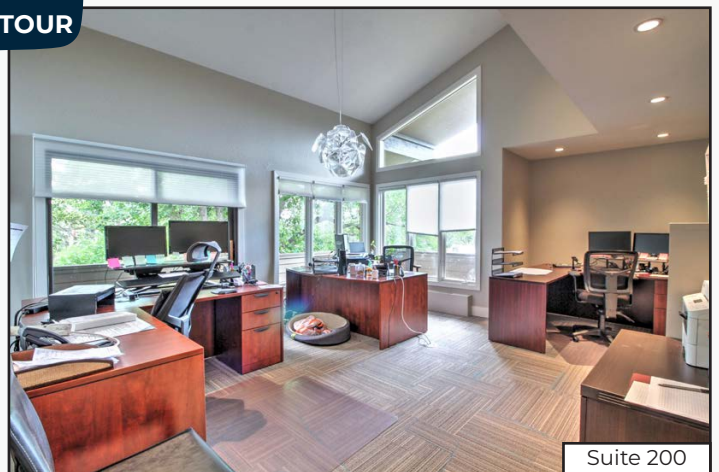
Lobby



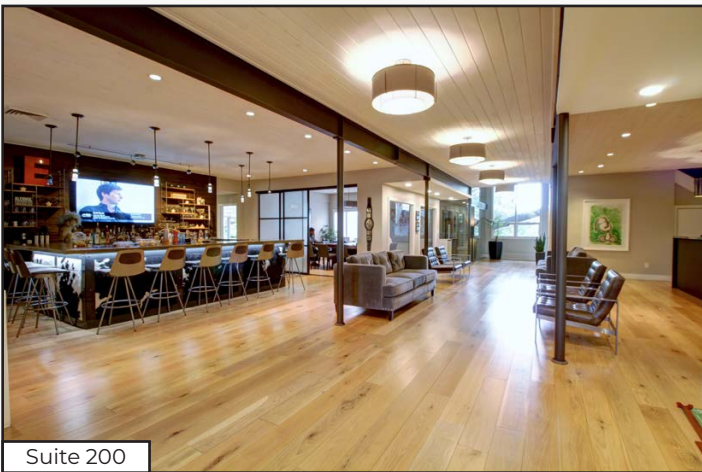
Suite 100



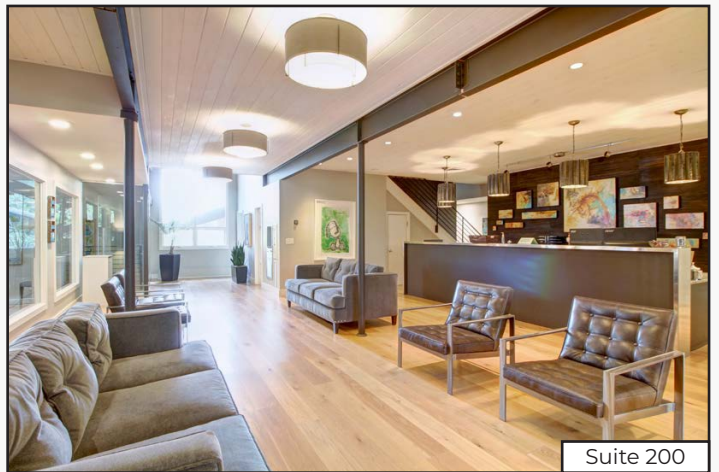
Suite 101



Suite 200

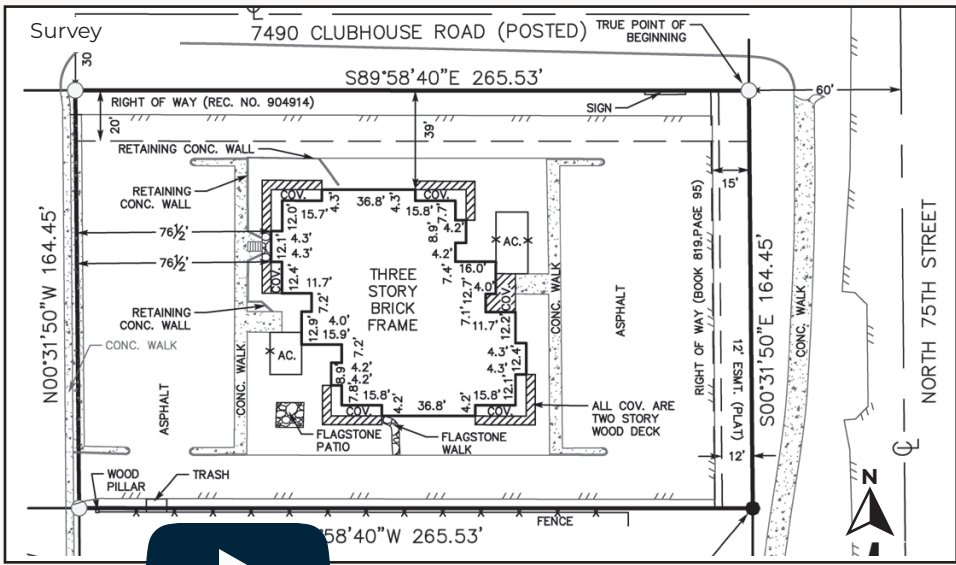
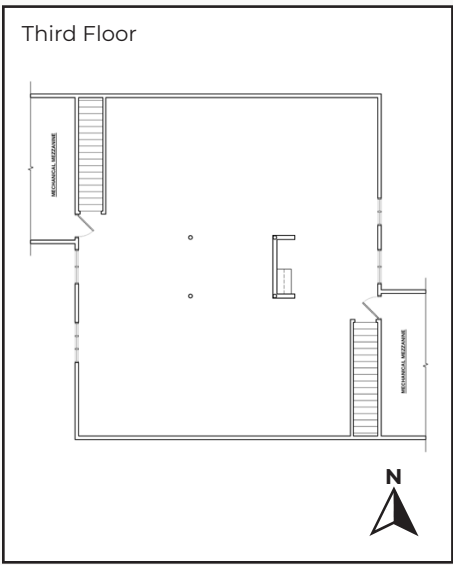
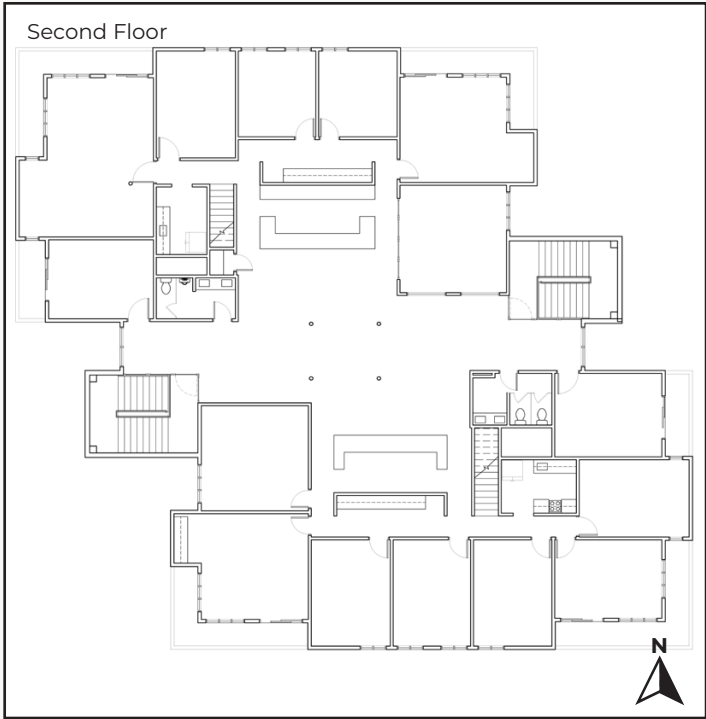
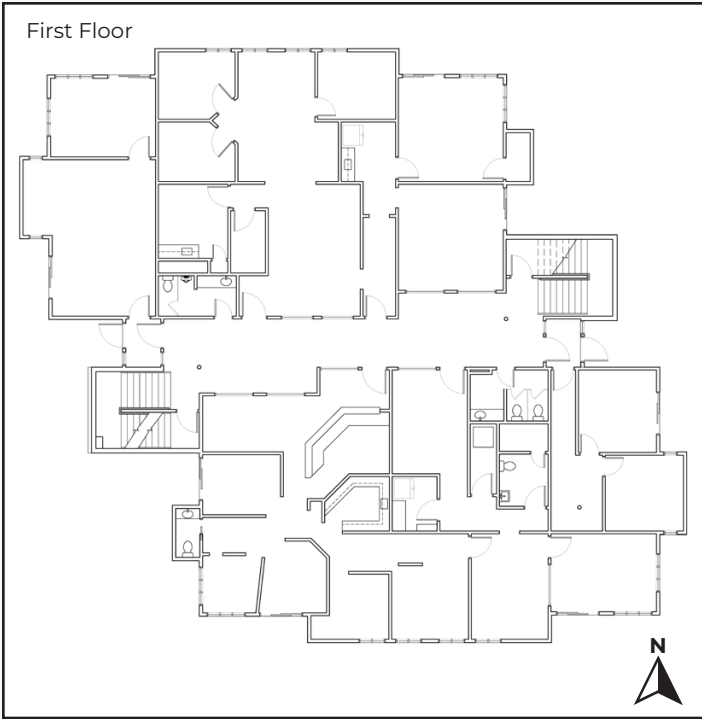


Suite 200



Suite 200

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