



# TheGroup

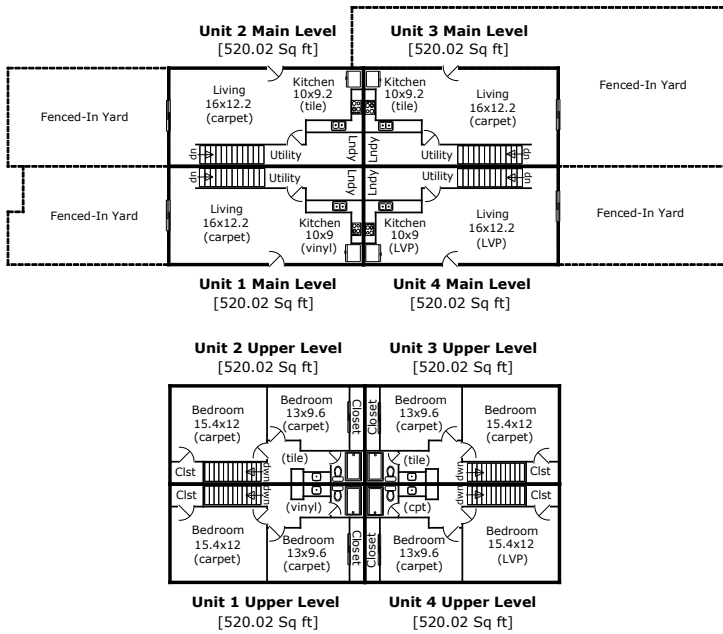
## 3300 MADISON AVENUE, BOULDER

\$1,900,000



### DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY!

Welcome to 3300 Madison Avenue, a fantastic investment opportunity in the heart of Boulder! This well-maintained 4-plex offers an unbeatable location just steps away from the University and less than 10 minutes from downtown Boulder, making it highly desirable for students and professionals alike. There is also a community pool and bike pass nearby, as well as close proximity to the 9th Street Mall. Each unit boasts 2 spacious bedrooms and 1 modern bathroom, providing comfortable living spaces for tenants. Three of the units have been completely updated with contemporary finishes and fixtures, while the fourth unit has been partially updated, offering room for customization. Every unit includes its own laundry facilities, ensuring convenience for all residents and features a private outside courtyard, perfect for relaxing or entertaining. Ample designated parking is available for all units, a rare and valuable feature in this prime location. As well as off-street parking. This property presents a lucrative investment opportunity in Boulder's competitive real estate market. Contact the listing agent to schedule a viewing or for more information



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Electric & Gas.....Xcel Energy  
 Water.....City of Boulder  
 Taxes.....\$10,360/2023  
 HOA.....None  
 Garage.....4 Parking Spaces  
 Built.....1966  
 Bedrooms.....2 Per Unit  
 Bathrooms.....1 Per Unit  
 Total Square Feet .....4,160  
 Style.....2 Story  
 Construction.....Wood/Frame  
 Flooring.....Carpet, Tile, Vinyl, LVP  
 Heating.....Forced Air  
 Cooling.....Ceiling Fan  
 Elementary.....Creekside  
 Middle/Jr.....Manhattan  
 High School.....Fairview  
 School District.....Boulder Valley Dist RE-2

INCLUSIONS: Window Coverings, Electric Range/Oven, Dishwasher, Refrigerator, Clothes Washer, Clothes Dryer, Microwave

