



**PRICE IMPROVEMENT**  
\*SELLER FINANCING AVAILABLE

## HISTORIC BROADWAY MANSION FOR SALE

Including Mapleton Parking Lot

2305 BROADWAY STREET  
1144 MAPLETON AVENUE  
BOULDER, CO 80304

### PROPERTY HIGHLIGHTS

**The Historic Grill Mansion is for sale - the first time on the market in over 40 years!** This spectacular local landmark is a Renaissance Revival (Italian) Foursquare turned office in the quaint neighborhood of Mapleton Hill. Within walking distance to Mount Sanitas trailhead or the vibrant Pearl Street Mall. Front Range vistas remain as beautiful today as when Maxwell first scouted his property - and he really knew the three rules of great real estate - location, location, location.

Residential conversion, redevelopment, owner-user, single or multi tenant office investment - there are a wealth of options. Added bonus - this comes with a 3,772 SF parking lot just across the street on Mapleton Avenue. The property has a mix of historic and modern upgrades, with lots of room for personalization for a new owner!

- Owner/user opportunity
- Redevelopment opportunity
- Near downtown restaurants/shops
- Entire parking lot included: 3,772 SF
- Near bus route
- SELLER FINANCING AVAILABLE

<b>Sale Price</b>	\$3,570,000 <b>\$2,985,000 (\$433.11/SF)</b>
<b>Building Size</b>	6,892 SF
<b>2305 Broadway Parcel Size</b>	11,630 SF
<b>1144 Mapleton Parcel Size</b>	<u>3,772 SF</u>
<b>Combined Total:</b>	15,402 SF
<b>Parking</b>	9 On-site 12 spaces across street (3,772 SF Parcel) 21 Total Spaces
<b>Zoning</b>	RMX-1 / BT - 2

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the State of Colorado.

### CONTACT US

**Scott Crabtree, MBA LEED®AP**  
Senior Broker  
303.449.2131 ext 125  
crabtree@coloradogroup.com

**Liz Amaro**  
Broker Associate  
303.449.2131 ext 136  
liz@coloradogroup.com

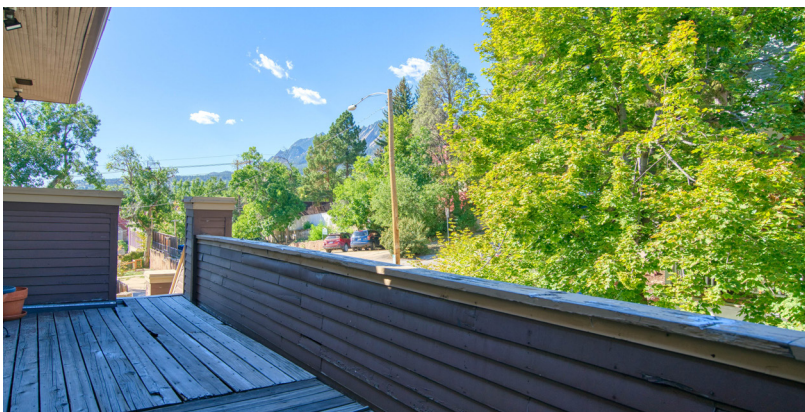
**The Colorado Group, Inc**  
3434 47th St, Suite 220  
Boulder, CO 80301  
303.449.2131  
www.coloradogroup.com

# HISTORIC BROADWAY MANSION FOR SALE

2305 BROADWAY, BOULDER, CO 80304

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## PROPERTY PHOTOS



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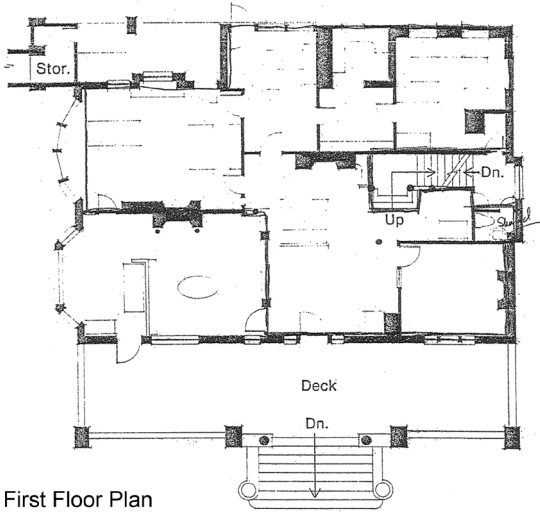
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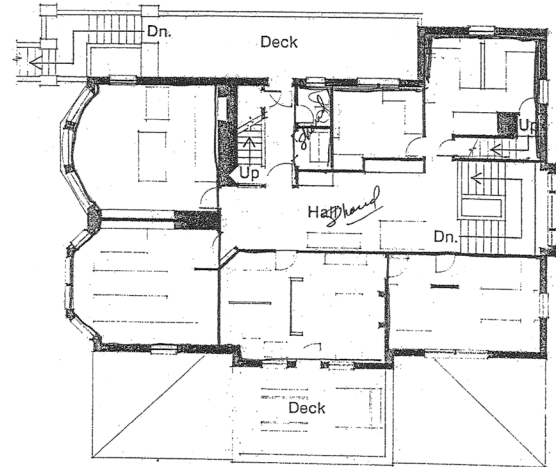
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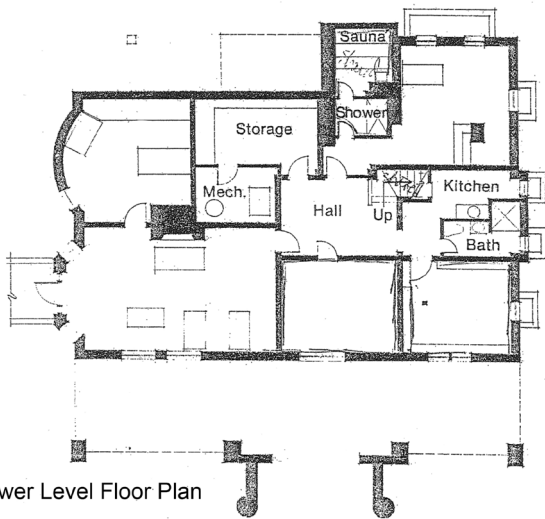
PROPERTY **FLOOR PLANS**



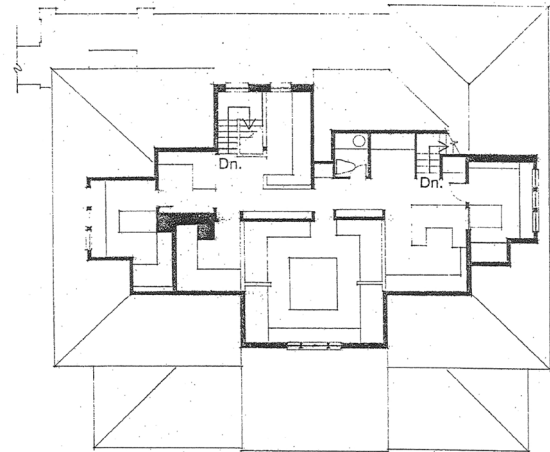
First Floor Plan



Second Floor Plan



Lower Level Floor Plan



Third Floor Plan

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## PROPERTY LOCATION



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