



Prime Downtown East End Location

An Exceptional Blend of Premier
Commercial Space & Luxury Living



**LUXURY LIVING ABOVE
THRIVING BUSINESSES BELOW**



BEAUTIFUL COURTYARD



**PEACEFUL OFFICE SUITE
READY FOR LEASE**

www.csrobinson.com

1634 Walnut Street Boulder **THREE-UNIT COMMERCIAL INVESTMENT OPPORTUNITY**

Situated in one of Downtown Boulder's most desirable commercial districts, 1634 Walnut offers an exceptional blend of stable tenancy and value-add opportunity. Two established businesses provide existing income while the vacant office suite offers immediate upside through lease-up or owner occupancy.

INVESTMENT HIGHLIGHTS:

- Mixed-use building with high end residential condominiums above this commercial space
- Three commercial units totaling 1,804 sq ft
- Established restaurant tenant operating nearly 20 years and a boutique salon tenant
- One vacant office suite providing immediate leasing upside or owner occupant use
- Just blocks from Pearl Street while enjoying a quieter professional atmosphere that appeals to both businesses and their clients

Contact Cory Robinson 303-464-3903

\$985,000
**Contact us for full
financials**