

FOR SALE



**LIVE, WORK, OR REIMAGINE—YOUR BOULDER OPPORTUNITY AWAITS.
4,200 SQ FT TWO-STORY BUILDING ON A GENEROUS 32,674 SQ FT LOT**

**5441 PENNSYLVANIA AVE
BOULDER, CO 80303**

PROPERTY OVERVIEW

This is a rare opportunity in Boulder County—where suburban serenity meets strategic potential. Located on a generous **32,674 sq ft lot**, this **4,200 sq ft two-story building** was originally constructed in 1974 as a single-family residence and later converted into a licensed **daycare center**. Whether you're seeking a turnkey facility or envisioning redevelopment, this property offers flexibility within Boulder County's SR (Suburban Residential) zoning.



Available

**OFFERED AT \$1,449,000 SIZE: 4,200 SF
STAND ALONE BUILDING FOR SALE**

HIGHLIGHTS:

- Two spacious classrooms
- Seven private offices
- Four bathrooms
- Ceilings ranging from 8 to 10 feet
- Surface parking for four vehicles
- Recently installed roof

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LOCATION & AREA OVERVIEW

Situated in East Boulder, this property offers convenient access to:

- US-36 and Foothills Parkway for regional connectivity
- Highly rated schools, including Bear Creek Elementary, Douglass Elementary, and Fairview High School
- Pearl Street Mall and downtown Boulder, just minutes away
- Open space trails, parks, and the Flatirons for recreation

The area is known for its quiet residential character, strong community values, and accessibility features that support individuals with mobility needs. The building's layout and surface parking offer potential for further ADA-compliant enhancements.

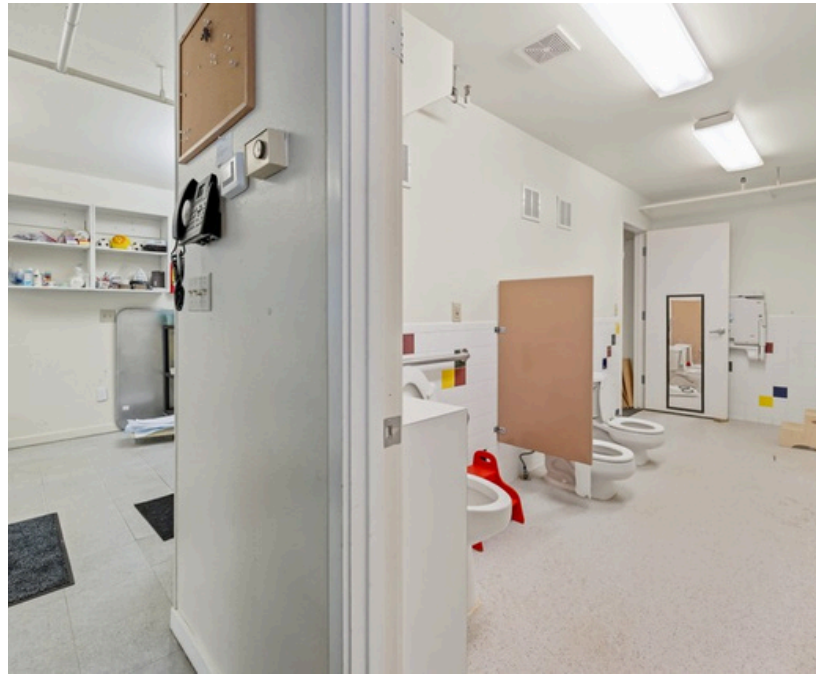


ZONING & LAND USE HIGHLIGHTS

The SR zoning district supports low-density residential development with select agricultural uses. Key features include:

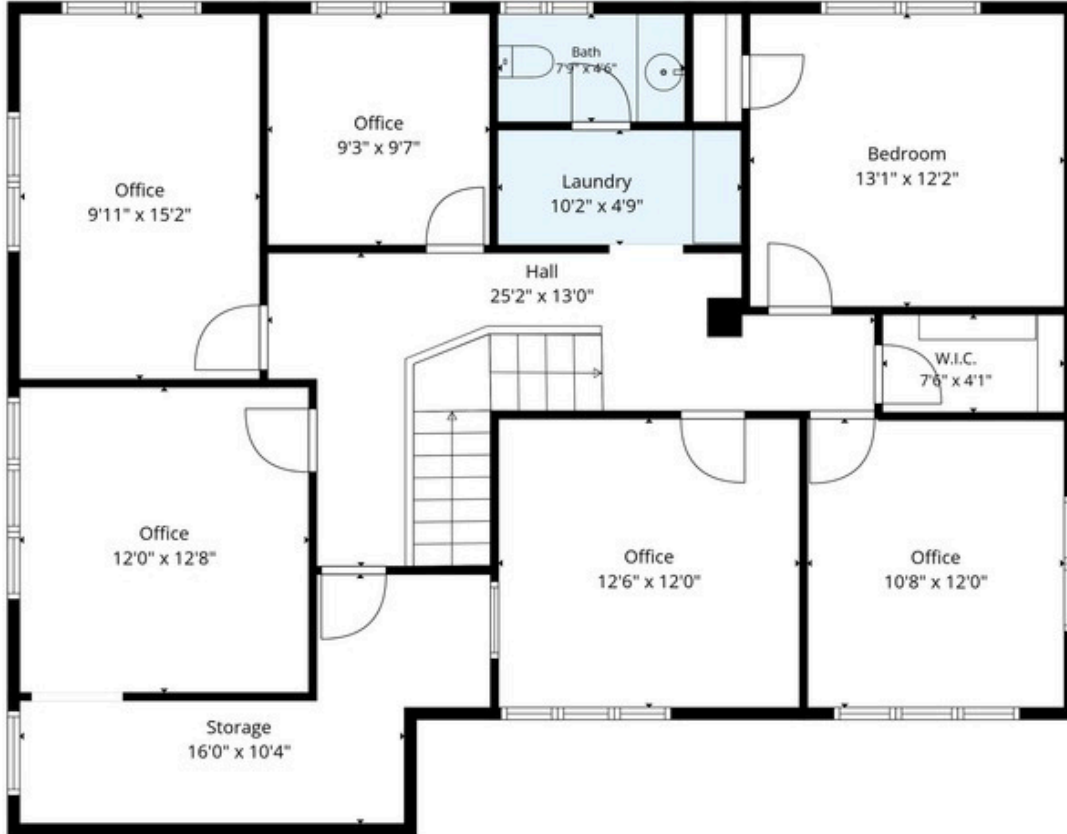
- Permitted Uses: Single-family dwellings with accessory structures
- Agricultural Allowance: Up to 8 hens and 2 bee colonies permitted
- Larger parcels (10+ acres) may support farming, greenhouses, vineyards, and more
- Minimum Lot Size: 7,500 sq ft
- Setbacks: 15 ft front/rear, 25 ft side, 50 ft from irrigation ditch centerline
- Maximum Building Height: 30 ft (up to 35 ft with approval)

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FLOORPLANS



TRAFFIC COUNTS & POINTS OF INTEREST



Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence.



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This presentation is provided for general informational purposes only. All property details, including but not limited to building specifications, parcel information, zoning, and ownership records, were obtained from public records and other third-party sources deemed reliable. However, no guarantee, warranty, or representation—express or implied—is made as to the accuracy, completeness, or current status of this information. All figures, measurements, and data are subject to verification, change, or correction without notice. All interested parties should conduct their own independent investigation, analysis, and verification of all information presented. Nothing in this presentation should be construed as legal, financial, or tax advice.