

1733 Canyon Blvd., Boulder, CO

Live/Work Opportunity

New Price - \$829,000



Rare opportunity to acquire a 6,500 Sq Ft Lot with a small 1,000 Sq Ft. office converted from the historic 1871 Woodward-Baird home plus the opportunity to potentially build a new dwelling unit (i.e. a single family home on the site). Located two blocks from Pearl Street in downtown Boulder, the existing structure is approved for an office use, the "Little Grey House" is both a City of Boulder Landmark property in the Chamberlain Historic District and is on the National Register of Historic Places. The RH-2 Zoning allows for two dwelling units so an additional structure could be built on the lot subject to Boulder Planning and Historic approvals. Preliminary concept plans are available. The existing structure could also be converted to a residential use.

The existing structure functions as a small office building and is approximately 1,044 sq. ft. with about 750 sq. ft. on the main floor and an upper floor of about 294 sq. ft. The building features three private offices, a waiting/open work area, conference/break area, a bathroom and file copy room. There is also a small metal storage shed on-site along with four parking spaces off the alley.



Pegasus Realty Corp.

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3989 E. Arapahoe Road, Suite 300
Centennial, CO 80122

- **Building Size: 1,044 SF**
- **Lot Size: 6,502 SF**
- **Parking Spaces: 4 spaces + street parking**
- **Zoning: RH-2. Currently approved for office use. Conditional Approved uses include Medical Office, Art Studio, Personal Service, and Media Production.**
- **Potential Development Opportunity to Convert to Residential Use and build single family house on the property. Call Broker for details.**

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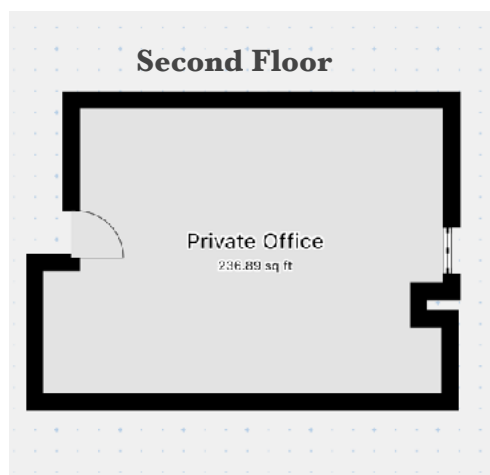
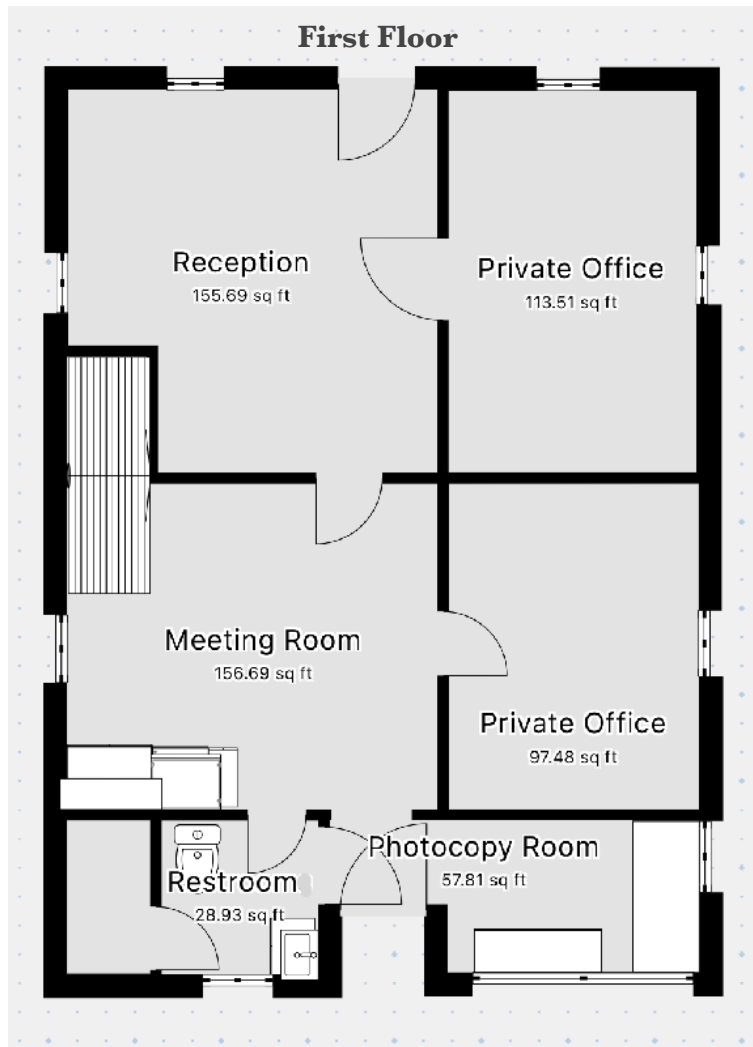
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The property has redevelopment and change of use potential subject to City of Boulder Planning and Landmark Historic District approvals. It is recommended that Buyer consult legal counsel and a qualified architect or planning expert to verify development potential of intended use for the property.

FLOOR PLAN - 1733 Canyon Blvd., Boulder, CO 80302



Square Footage Disclosure:

Listing Licensee measured the square footage of building using a mobile software application on 1/4/24 which calculated a floor area of 1,044 Sq. Ft. The Boulder County Assessor's office indicates a size of 949 Sq. Ft.

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. If exact square footage is a concern, the property should be independently measured. Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed by Buyer on or before any applicable deadline in the contract.

LOCATION MAP

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