

4041 Hanover Avenue
Boulder, Colorado
Sales Price \$2,600,000.00
Owner Financing Available

9,188 sq/ft
Free Standing Building
[Click here to view video!](#)



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Details

Free Standing Two Story Office Building

[Click here to view video!](#)

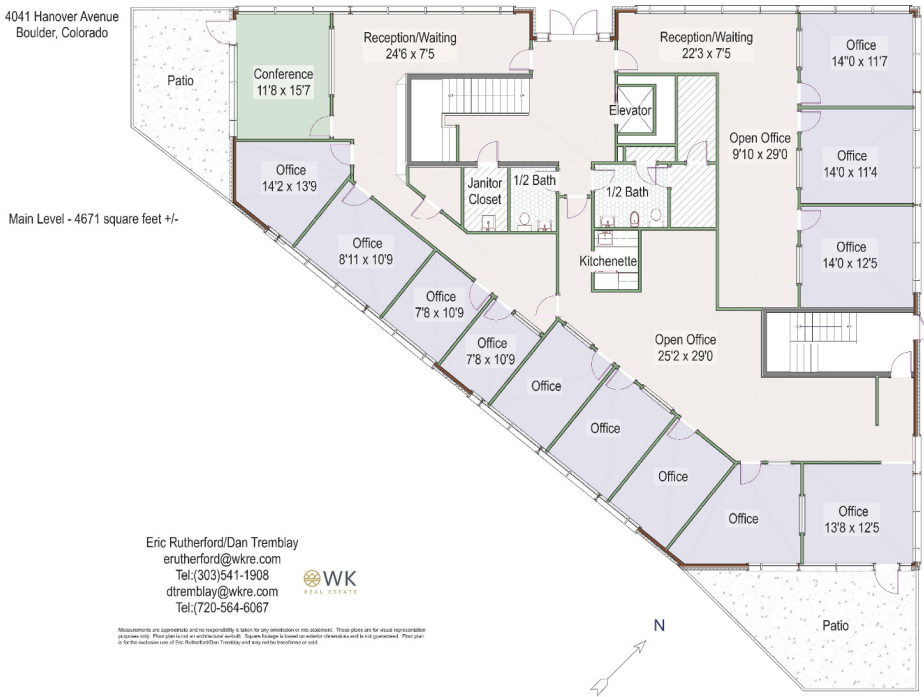
Building Details

Zoning	BC-2 General Business District
Building SqFt	Approx. 9,188
Lot SqFt	22,065 sq/ft
Sales Price	\$2,600,000.00
Levels	Two
Year Built	1999
Taxes	\$89,201/2023
Elevator	Yes
Water	City of Boulder
Electric	Xcel Energy
Parking	31
Main Level	4,671
Second Level	4,703
Interior	Easily divisible for several tenants. Three reception areas with waiting rooms, conference rooms and closed door office spaces as well as bull pen areas. Bathrooms with showers.
Additional Income	Roof lease with Verizon and Dish \$4,526.00/monthly
Location	Current neighbors include: Whole Foods, Mountain Sun, King Soopers, Runners Roost, Boxcar Coffee, and Snarts.
Owner Financing Available	4% Interest rate

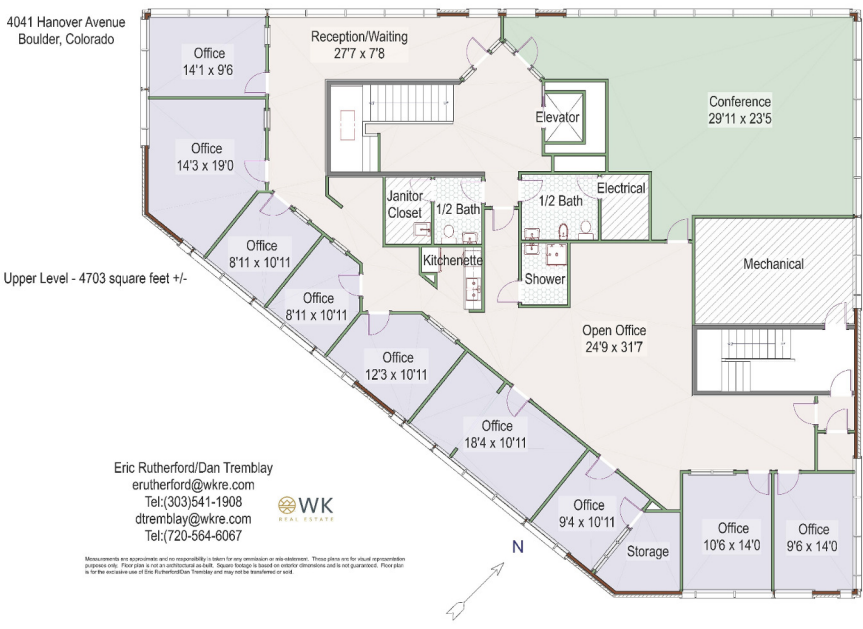


Floor Plan

Main Level



Upper Level



Aerial

