

7415 LOOKOUT ROAD

BOULDER, CO

OFFERED AT
\$950,000

SIZE
4,264 SF

ZONING
SR - SUBURBAN RESIDENTIAL

NEW PRICE!

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ROOM TO GROW

Sitting on a rare 1-acre parcel in Gunbarrel, this property offers a unique opportunity for redevelopment or creative reuse—just 10 minutes from Boulder and 15 from Longmont. The existing building includes 8 rooms, a kitchen, an office, and storage, making it a flexible launching pad for your next vision. Tucked up on the hillside with great outdoor space and neighborhood views, it's an ideal canvas for future community-focused uses, childcare, education services, church, or something entirely new.

PROPERTY DETAILS:

- Functioning school property
- 1 acre of land with ample outdoor space
- 8 rooms, 2 offices, kitchen, and storage
- Located in peaceful Gunbarrel neighborhood
- Uses include: education, child care, church, or community-focused ventures
- Ask us about renovation plans we have on hand!

SPECIALTY PROPERTY FOR
SALE IN GUNBARREL

HEIDI SCHAMBER

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TODD WALSH, CCIM

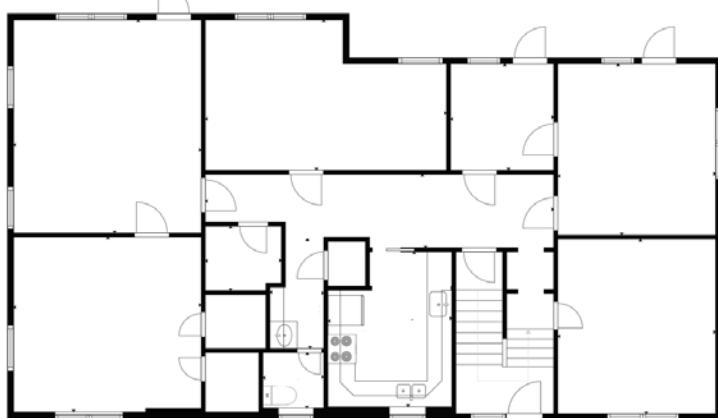
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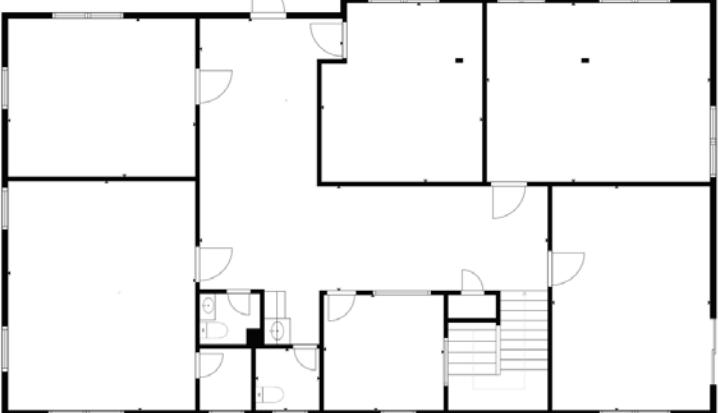
BOULDER, CO

EXISTING

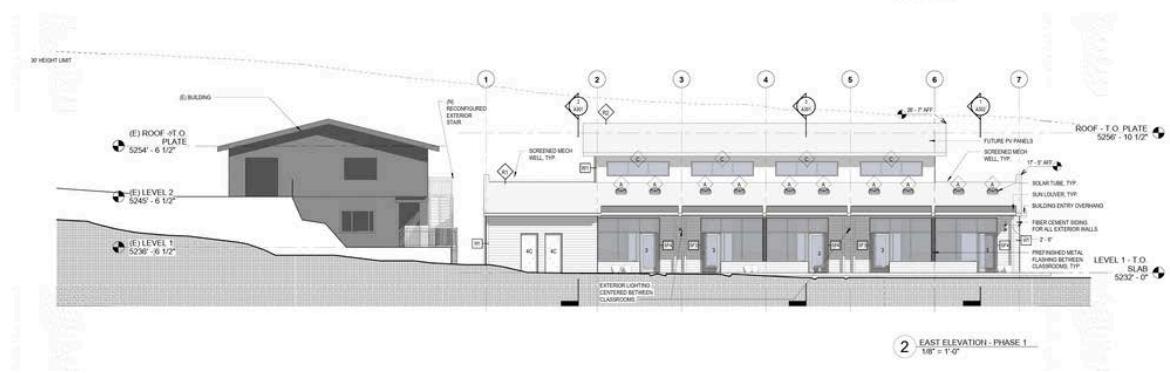
FLOOR 1



FLOOR 2



EXPANSION OPTIONS



CLICK HERE
for virtual tour

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