

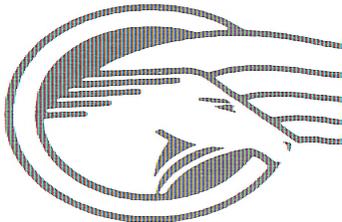
1733 Canyon Blvd., Boulder, CO

Small Office Property For Sale

New Price - \$799,000



Rare opportunity to acquire a 6,500 Sq Ft lot with a small 1,000 Sq Ft. office property near Pearl Street Mall. The historic 1871 Woodward-Baird home 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 reserved parking spaces off the alley.



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 Boulder approvals. Preliminary concept plans are available. The existing structure could also be converted to a residential use.

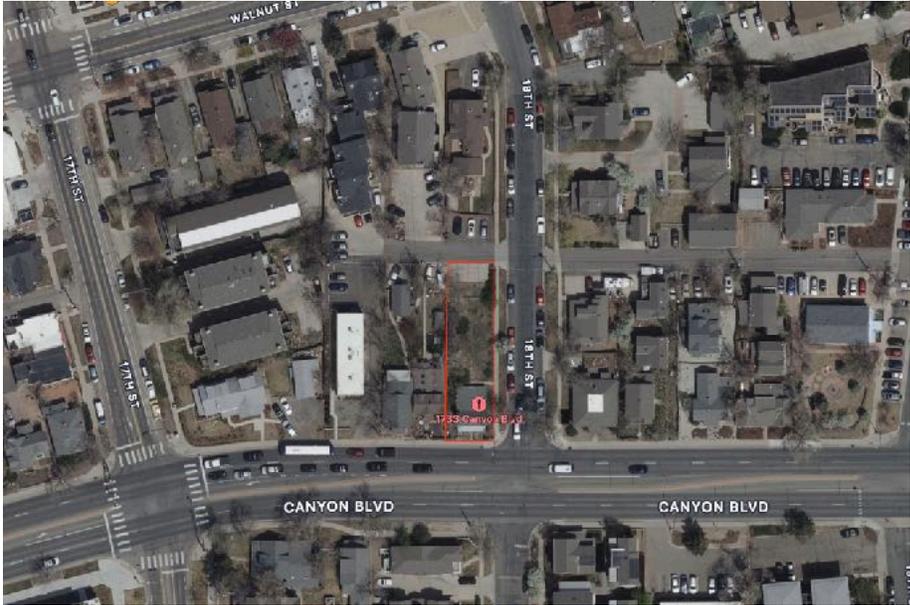
- **Building Size: 1,044 SF**
- **Lot Size: 6,502 SF**
- **Parking Spaces: 4 spaces + street parking**
- **Zoning: RH-2. Currently approved for office use. Conditional Approved uses include Medical Office, Art Studio, Personal Service, and Media Production.**
- **Potential Development Opportunity to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

Pegasus Realty Corp.

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1733 Canyon Blvd., Boulder, CO 80302



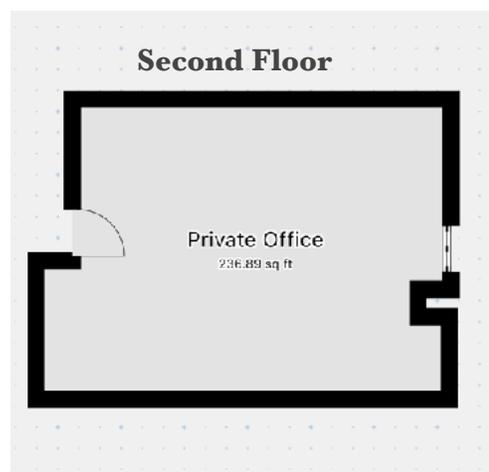
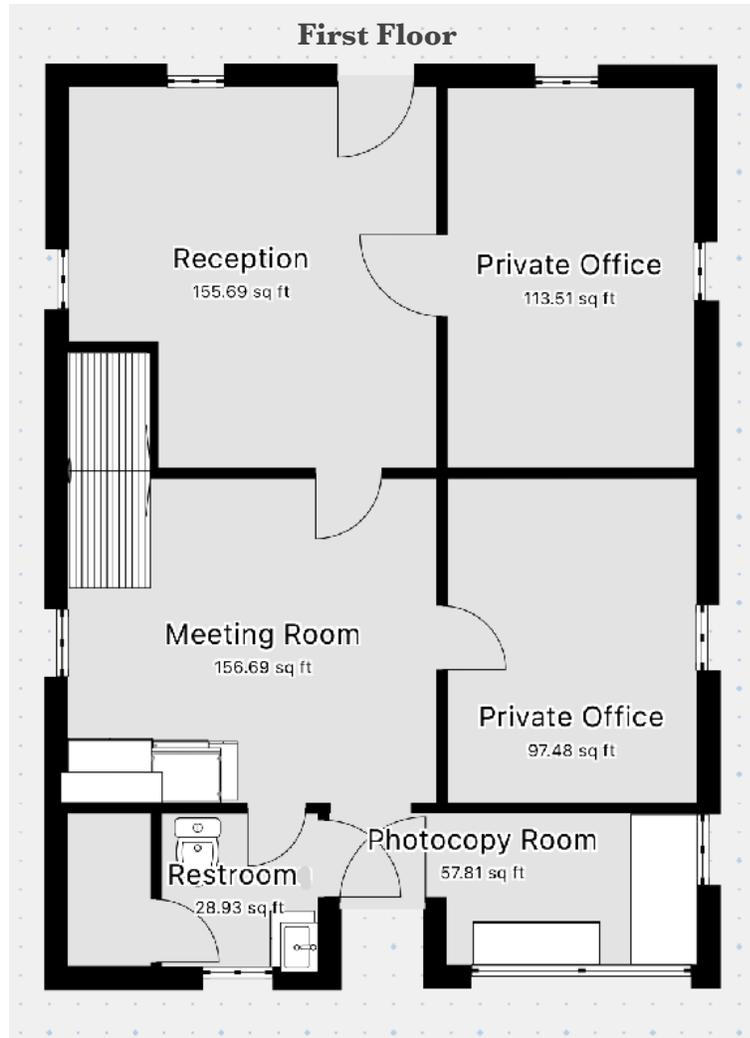
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The property has redevelopment and change of use potential subject to City of Boulder Planning and Landmark Historic District approvals. It is recommended that Buyer consult legal counsel and a qualified architect or planning expert to verify development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

1733 Canyon Blvd., Boulder, CO 80302

