

96 ARAPAHOE AVE

BOULDER, CO 80302



TYPE
LAND

PARCEL SIZE
36,976 SF

ALL IMPROVEMENTS TOTAL
5,909 SF

Building A: 3,243 SF
Building B: 2,666 SF

ZONING
RM-3

PRICE
\$1,200,000

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com



PROPERTY HIGHLIGHTS

- Located at the historical heart of Boulder
- Secluded and surrounded by natural beauty
- Almost 6,000 square feet
- Idyllic spot to live, work, or play

SCHOOL'S OUT

The September School is relocating... which means we have an unbelievably classy opportunity for you! The property is lush, gorgeous, and nestled in greenspace. This means it's secluded without being too far out of the way. In addition to its stunning views and adjacent park, this space has almost 6,000 sq/ft that is ready to accommodate you and your dreams. So dream big, because you're about to be in a class of your own.

ALLOWABLE USES
in zoning RM-3

**AMAZING WEST BOULDER
PROPERTY FOR SALE**

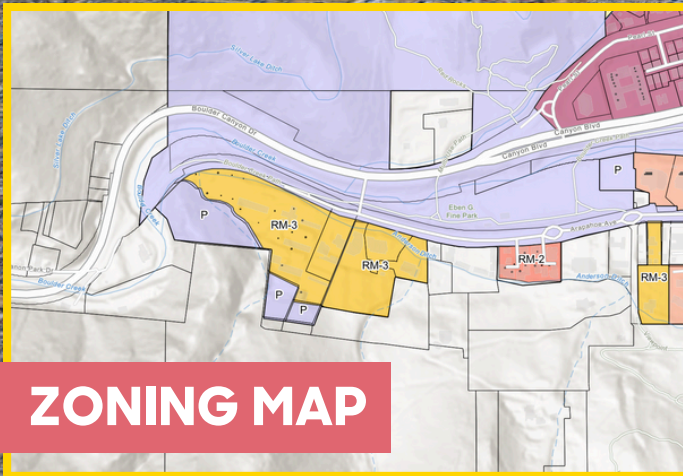
TODD WALSH, CCIM
303 444 5040
Todd@MarketBoulder.com

NATE LITSEY
303 444 4024
Nate@MarketBoulder.com



96 ARAPAHOE AVE

BOULDER, CO 80302



ZONING MAP

ALLOWABLE USES
in zoning RM-3



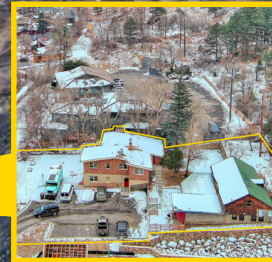
PEARL ST
MALL

CANYON BLVD

UNIVERSITY OF
COLORADO
BOULDER

BROADWAY

ARAPAHOE AVE



LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)

TODD WALSH, CCIM
303 444 5040
Todd@MarketBoulder.com

NATE LITSEY
303 444 4024
Nate@MarketBoulder.com

