

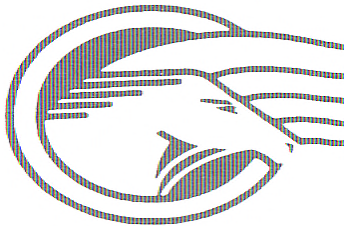
1733 Canyon Blvd., Boulder, CO

Historic Office Property

New Price - \$899,000



Rare opportunity to acquire the historic Woodward-Baird property located two blocks from Pearl Street in downtown Boulder. Used and currently 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. Rich in history, this legacy property, built in 1871, was purchased by Historic Boulder in 1978 when it was remodeled and began its use as an office property. The property was used as a private law firm office the past 25 years.



The property is ideal for a business who desires to be in downtown Boulder in their own private office building and a piece on Boulder history. Set on a 6,502 sq. ft. lot, the office building, an excellent example of a vernacular wood framed house, 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.

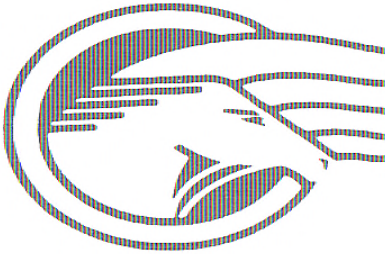
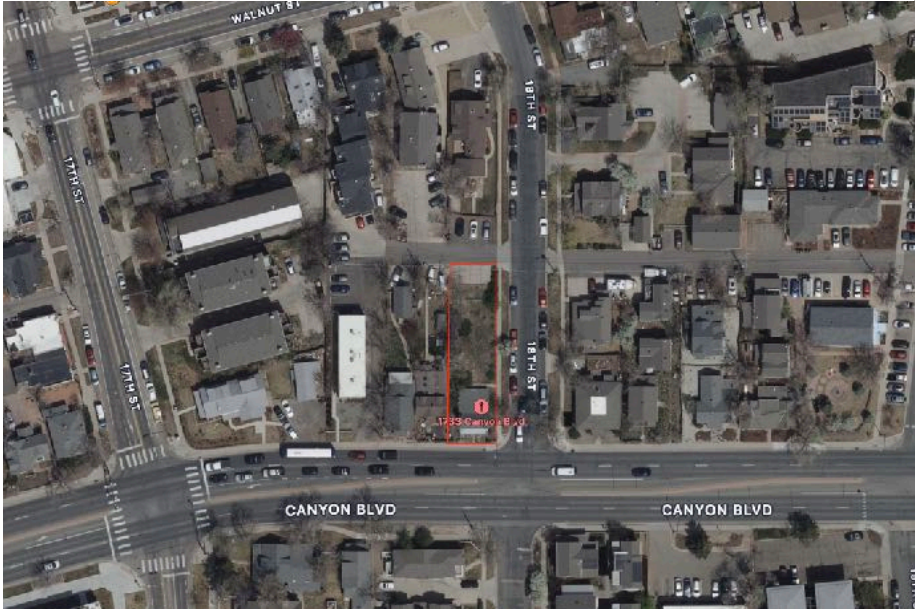
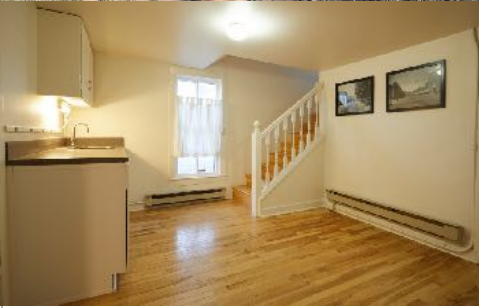
Pegasus Realty Corp.

Jeff Garelick
President/Broker
O: 303-721-1818 x2
M 303-570-6005
E: jeff@pegasusrealtycorp.com

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 additional structure on the property.**

1733 Canyon Blvd., Boulder, CO 80302



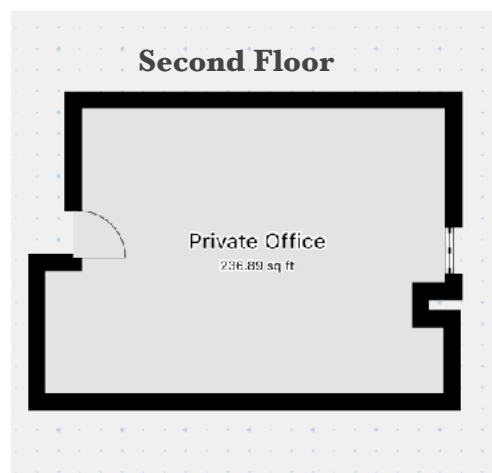
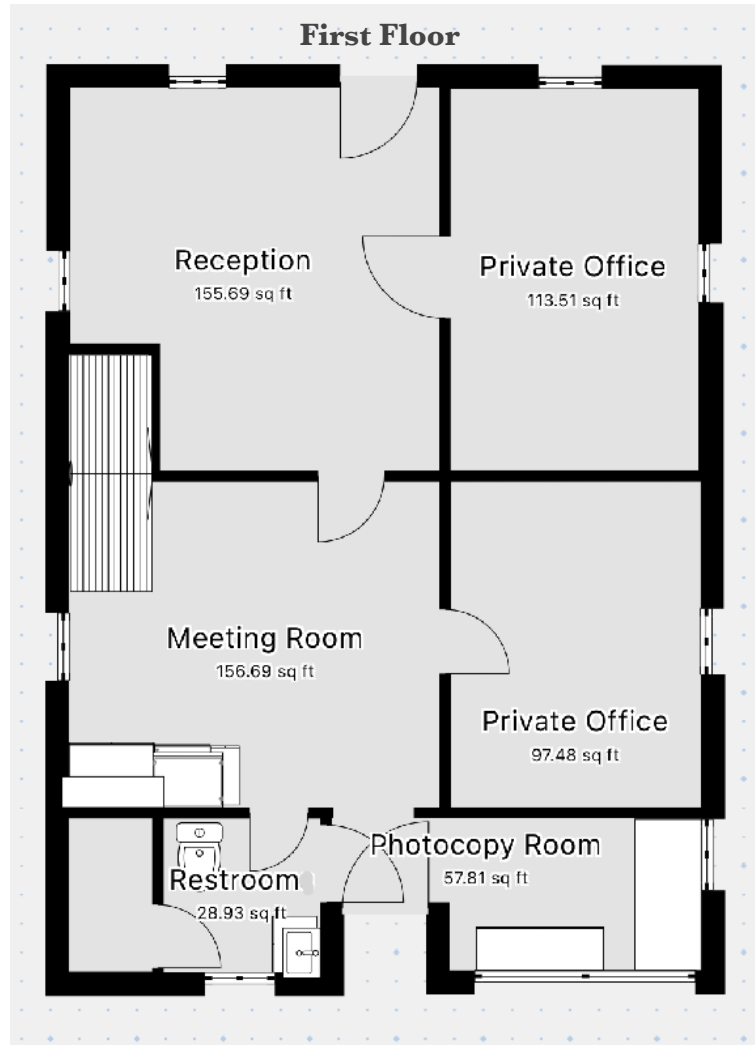
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The property has redevelopment and change of use potential subject to City of Boulder Planning and Landmark Historic District approvals. It is recommended that Buyer consult legal counsel and a qualified architect or planning expert to verify development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

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