



**1855 Folsom Street**  
Boulder, Colorado



# 1855 Folsom Street, Boulder, Colorado

**5 UNITS | 1 RETAIL SPACE | 1/2 ACRE LOT | \$1,475,000**

Contemporary stucco, wood, and brick multifamily building has a City of Boulder permit and is ready to build. 5 desirable residences and 1 commercial retail space with an attached outdoor patio. Conveniently located to the best Boulder offers, from top-rated restaurants and retail shopping, with the local trails and the mountains nearby.

Unit 1- 2 Bed | 2 ½ Bath | 1,952 SF

Unit 2 & 3- 3 Bed | 2 ½ Bath | 1,700 SF

Unit 4- 2 Bed | 2 ½ Bath | 2,201 SF

Unit 5- 2 Bed | 2 ½ Bath | 1,194 SF

Commercial Space  
231 SF with front-facing patio



## Tyler Dock

Broker

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