



511 E. South Boulder Road

Louisville, CO

High Visibility Pad Site Ground Sale / Lease

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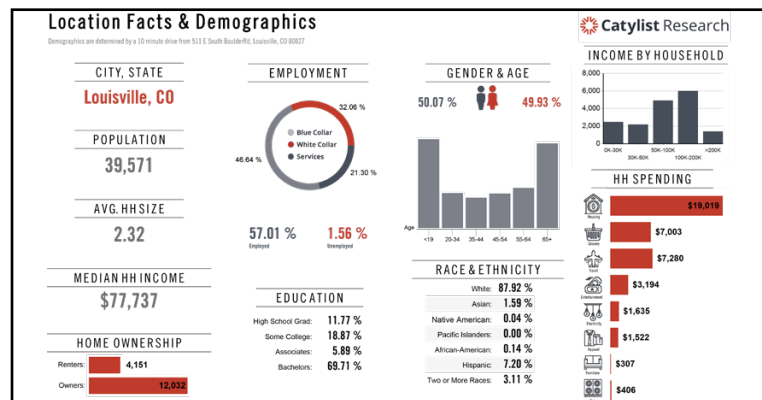
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Property Info & Gallery

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Size	0.77 Acres (33,655 sq. ft.)
Sale Price	\$1,600,000 \$995,000 (\$29.56 / sq. ft.)
Lease Rate	\$75,000 / Year

- **SIGNIFICANT Price Reduction!**
- Ground Sale / Lease Opportunity in High Traffic Retail Center
- Ideal for Retail, Restaurant, Financial Institution, or Office with Drive-Thru Potential
- Also Available for Build-to-Suit Sale / Lease Opportunity & Permit Ready Plans Available for Restaurant / Food Concept
- 2025 Taxes = \$24,775
- Located on S. Boulder Road Less Than 1 Mile to Downtown Louisville, 4.5 Miles East of Boulder & 2 Miles West of Hwy 287



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