



## OFFICE / MEDICAL SPACE FOR SALE

4150 DARLEY AVE, UNIT 9  
BOULDER, CO 80305

### PROPERTY HIGHLIGHTS

**South Boulder Office Condo for Sale.** Two generous-sized office rooms plus a small front room. Quiet space with southern exposure and light. Great for Medical or Professional use, including mental health, physical therapy, or bodywork. Modern Common Areas. 4150 Darley Avenue Unit 9. Ample surface parking. Easy access to Broadway, Foothills Parkway, and Hwy 36. 814 Square feet.

- On-site parking
- Electric car charging station
- YOC 1968
- Owners association dues \$497/month
- Estimated property taxes \$7,068

<b>Sale Price</b>	\$227,525.00
<b>Unit 9</b>	814 SF
<b>Zoning</b>	Office and medical
<b>Parking</b>	On-site

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only. Licensed in the state of Colorado.

### CONTACT US

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# OFFICE / MEDICAL SPACE FOR SALE

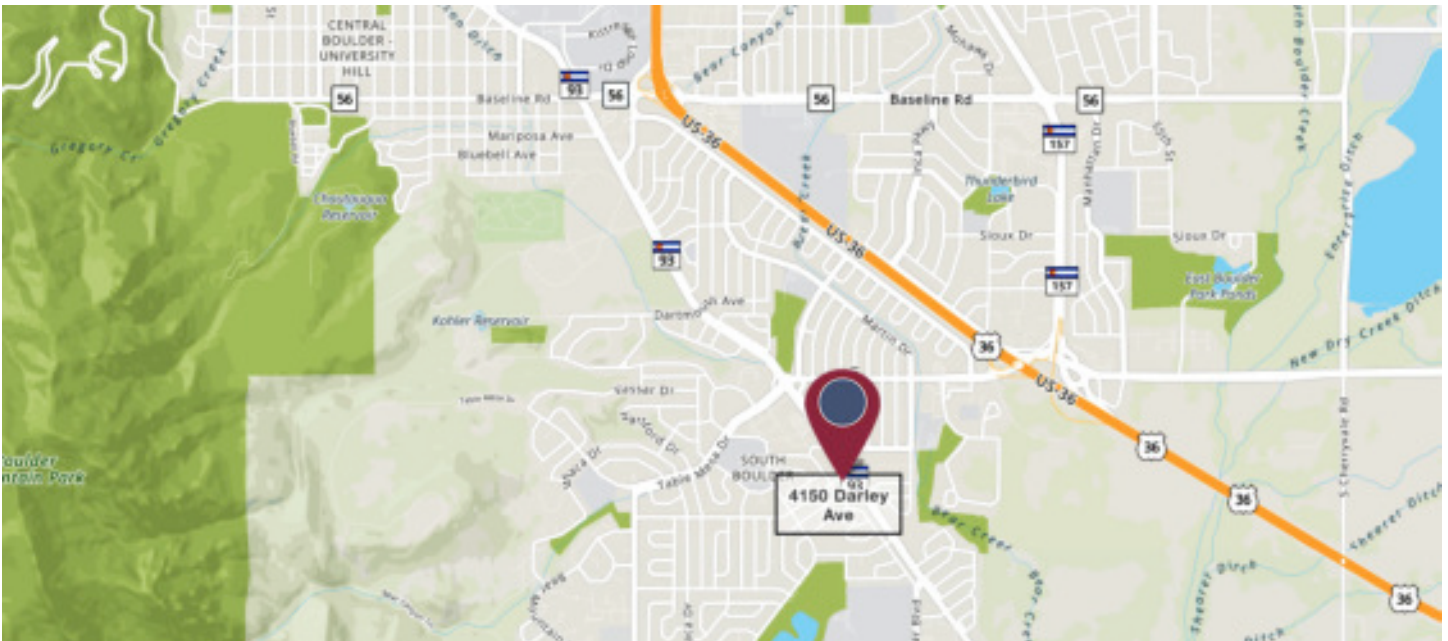
4150 DARLEY AVENUE, SUITE 9, BOULDER, CO 80305

Colorado  
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## PROPERTY PHOTOS



## PROPERTY LOCATION



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

\* For a complete disclaimer, please see page one of this brochure.