



REDEVELOPMENT OWNER - USER PROPERTY FOR SALE

2342 BROADWAY STREET
BOULDER, CO 80304

PROPERTY HIGHLIGHTS

Welcome to your happy place. A step back in time with this unique opportunity to own an original 1895 home converted to an office with apartment in Downtown Boulder. This space is a beautiful place for your business - with a building that has preserved its historic charm with original fixtures, windows, and hardware. Option to add value by adding additional SF and units!

Love the outdoors? You'll enjoy a short walk to Mount Sanitas Trailhead or Canyon bike/walking path. Then, enjoy all downtown Boulder offers, including shopping, lodging, restaurants, and entertainment just a few blocks from work. And who wouldn't LOVE having parking for their business near Downtown Boulder?

- Potential redevelopment to add SF
- Great location - high visibility
- Approved for Medical/Dental use
- On-site parking
- Near restaurants & retail
- Near bus and bike/walking routes

Sale Price	\$2,490,000
Building Size	2,679 SF
Lot Size	0.16 Acres
Parking	12 on-site spaces
Zoning	BT-2
Property Taxes (Est.)	\$20,522/year

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.

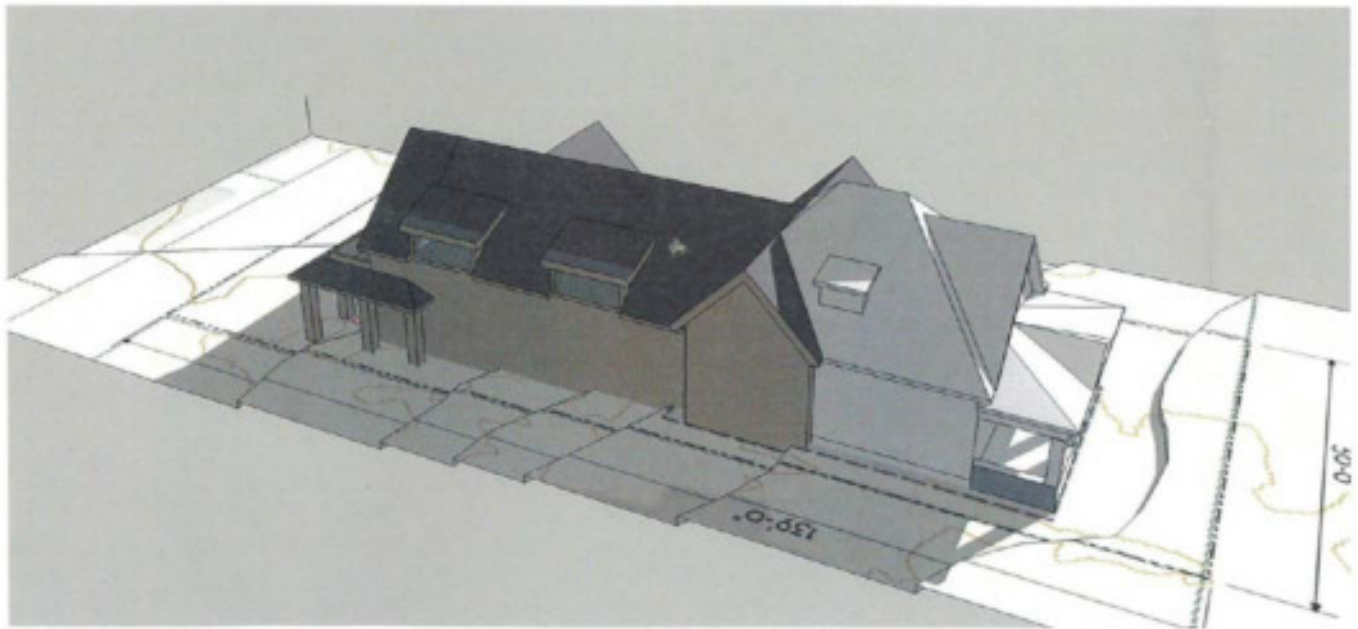
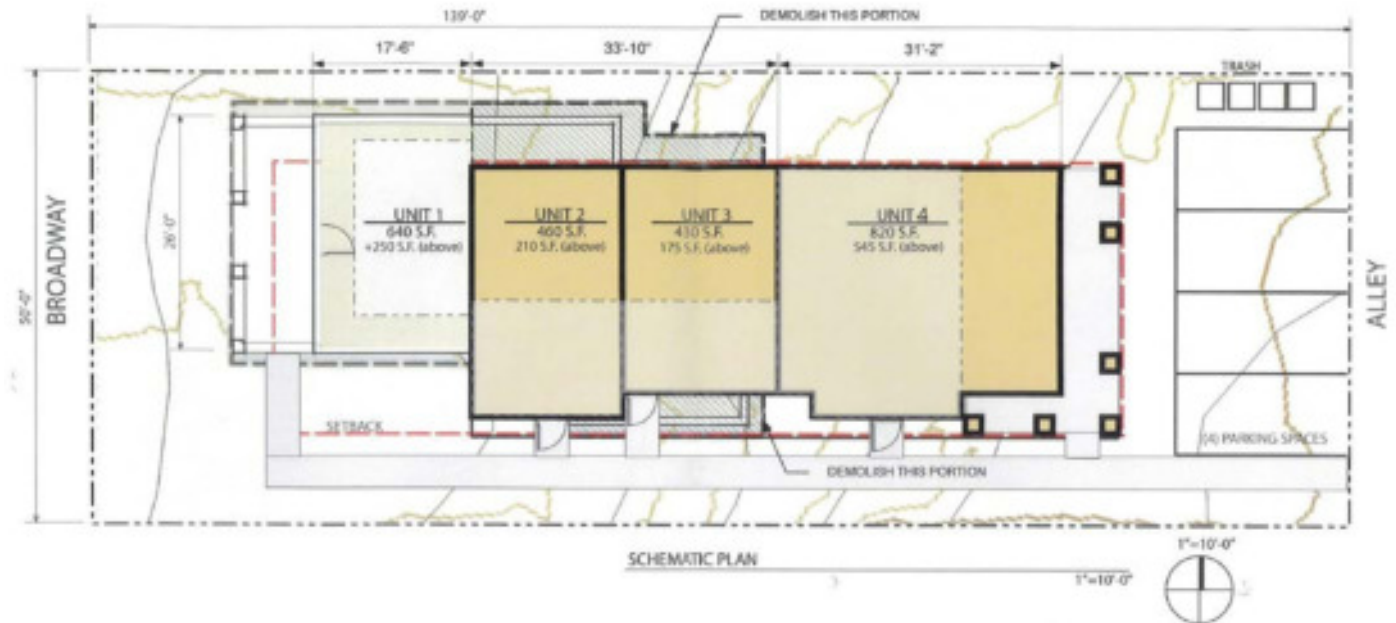
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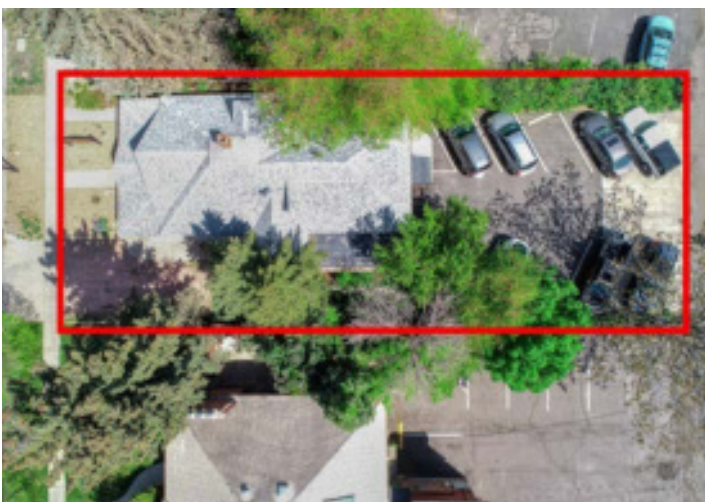
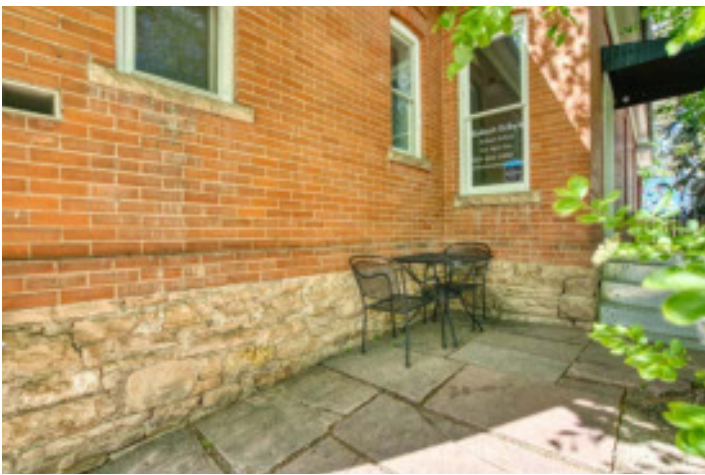
PROPERTY REDEVELOPMENT RENDERINGS



view from north aerial
2342 BROADWAY

Buyer to verify redevelopment opportunity

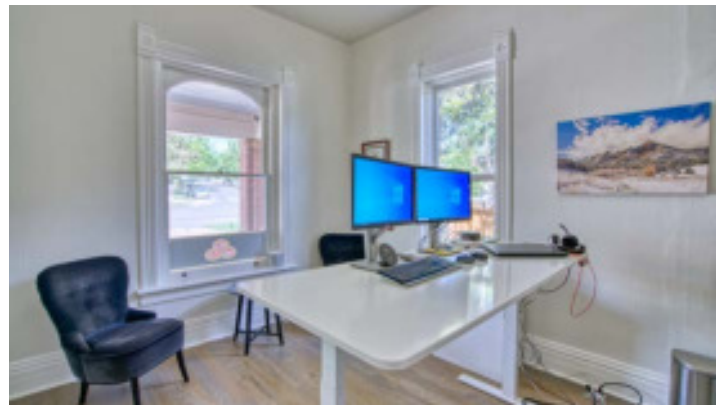
PROPERTY PHOTOS



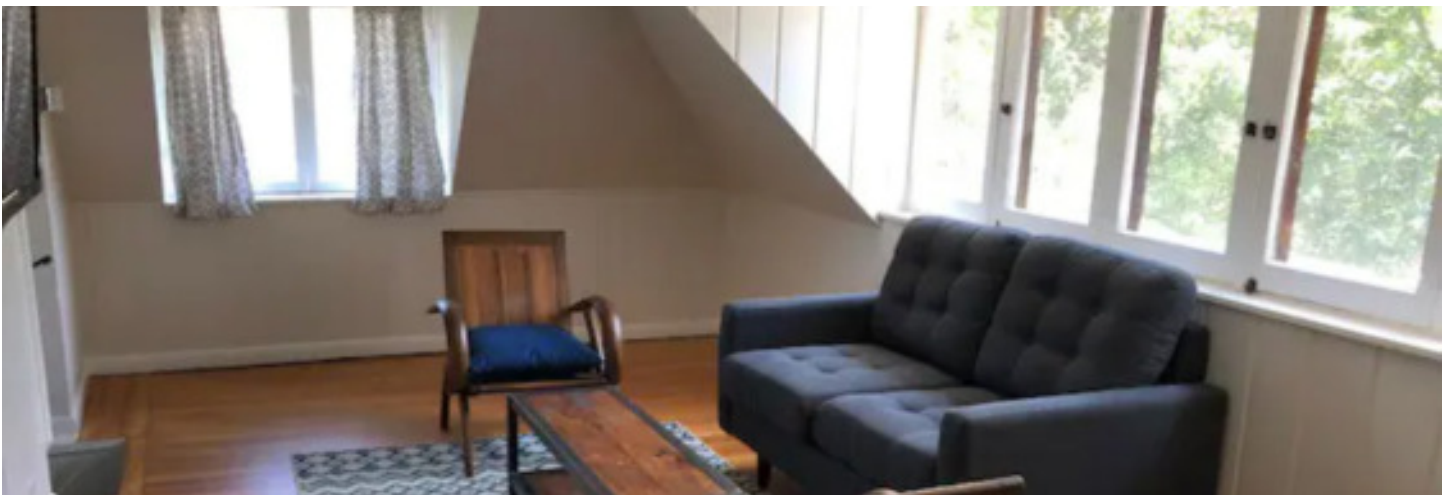
PROPERTY PHOTOS



PROPERTY **PHOTOS**



UPPER LEVEL PHOTOS

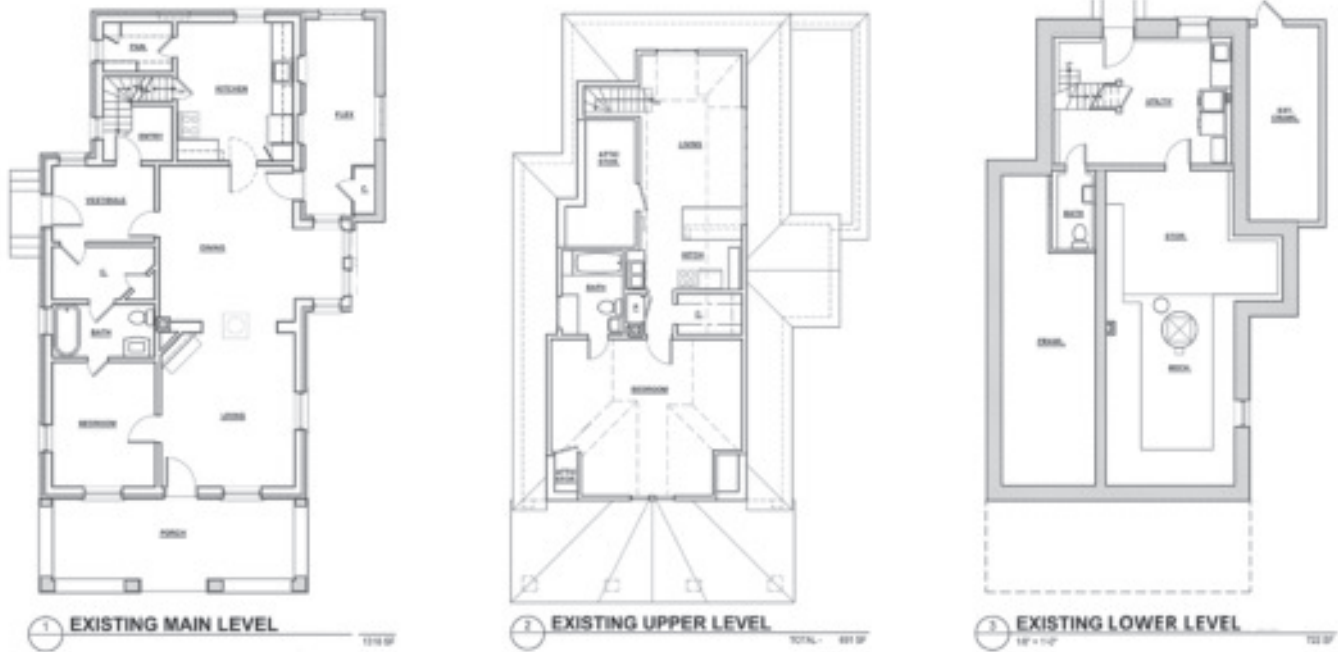


REDEVELOPMENT / OWNER-USER PROPERTY FOR SALE

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PROPERTY FLOOR PLAN



PROPERTY LOCATION



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