

1806 17TH STREET

BOULDER, CO 80302

OFFERED AT
\$1,950,000

BUILDING SIZE
1,992 SF
2 Units | 7 Beds

TYPE
MUH

ZONING
RH-2

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DUO DELIGHT

Located in the heart of Downtown Boulder, this fully leased multi-family investment property offers two side-by-side units that have been thoughtfully updated with granite counters, stainless steel appliances, and laundry. Unit 1: 4 Beds/2 Baths and Unit 2: 3 Beds/2 Baths. The projected NOI with 25-26' rents is over \$110K. With a perfect mix of charm and strong student housing rental potential, this property is a smart investment opportunity.

PROPERTY HIGHLIGHTS

- Projected NOI: \$112,245
- Projected Cap Rate: 5.76%
- Large corner lot in Downtown Boulder
- Side-by-side units
- 7 Beds / 2 Baths
- Laundry, parking and storage onsite

**BOULDER DUPLEX
FOR SALE**

HEIDI SCHAMBER

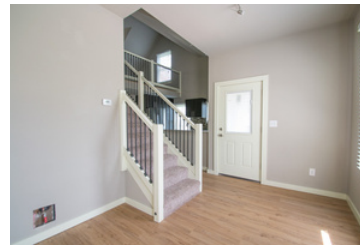
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