

753-755 19TH STREET

BOULDER, CO 80302

OFFERED AT
\$1,285,000

PROPERTY TYPE
DUPLEX

BUILDING / PARCEL
1,380 SF + Garage
.15 Acre Lot

2025-2026 Income:
\$73,800

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CU SPECIAL

Prime student living near CU—where comfort, convenience, and smart investing meet. Each unit comes with in-unit laundry (because no one loves a laundromat), plus dedicated parking out back and a garage that brings in extra income. A newer roof with warranty keeps things solid, and the unbeatable location near campus makes it a no-brainer for CU parents and savvy investors alike. Function, flexibility, and fun—all in one great spot.

PROPERTY HIGHLIGHTS

- Great CU Parent Investor Property
- Two Bed / 1 Bath Units
- Well-maintained and in-unit laundry
- Ideal floor plans
- Private parking in back + garage
- Rental License #RHL-0002959

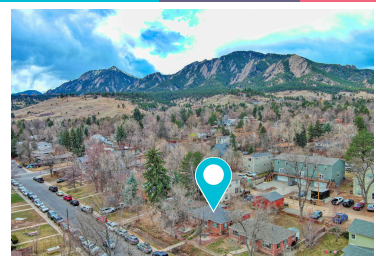
STUDENT RENTAL INVESTMENT OPPORTUNITY ON THE HILL

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