

879-881 19TH STREET

BOULDER, CO 80302

OFFERED AT
\$3,100,000

PROPERTY TYPE
DUPLEX

BUILDING / PARCEL
2,880 SF

10 BEDS

**2 DWELLING UNITS +
4 ROOMING UNITS**

LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



Turn-key and teeming with potential! This prime investment property sits right on the edge of CU's buzzing campus, nestled in one of University Hill's most coveted blocks. With smart upgrades, strong tenant demand, and solid rental returns, it's a ready-to-roll opportunity for your next portfolio win!

PROPERTY HIGHLIGHTS

- Pre-leased through 7/2026
- NOI: \$163,617 | Cap Rate: 5.28%
- Proven track record of running at a 20% expense ratio
- Improvements include: roofs, insulation, energy efficient windows, increased parking, appliances

INVESTMENT PROPERTY FOR SALE ON THE HILL

HEIDI SCHAMBER

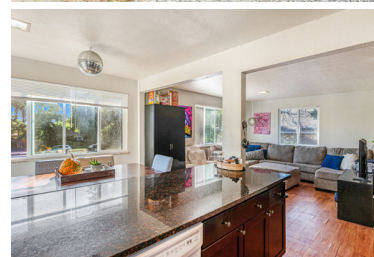
303 444 4344
Heidi@MarketRealEstate.com

TODD WALSH, CCIM

303 444 5040
Todd@MarketRealEstate.com

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