

Duplex For Sale Between Pearl & CU

1719 MARINE STREET | BOULDER, CO 80302

Two Story Duplex // 8 Beds // 4 Baths
Size: 2,452 SF
Sale Price: \$2,200,000
Gross Annual Income \$121,440

MEET ME IN THE MIDDLE

Looking for an income property in Boulder but can't quite pick between the Hill and Pearl? This location gives you a little bit of both. The property sits a few streets behind Pearl Street Mall and a short walk down the hill from the University of Colorado Boulder Campus. Zoned for 8 people, the two units are leased through 07/2022.

PROPERTY HIGHLIGHTS

- 100% Leased through 7/2022
- Short walk to CU or Pearl Street Mall
- 6 off-street parking spaces
- Good sized yard
- Washer/dryers in each unit
- Base Rent \$4,780/Unit/Month
- Utility Fund \$280/Unit/Month

UNIT A



UNIT B



UNIT B



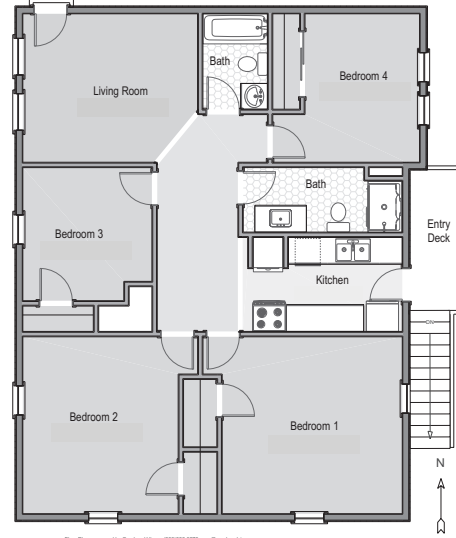
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MarketBoulder.com

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

UNIT A



UNIT B



LEARN MORE ABOUT THIS PROPERTY
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