

1308 GRANDVIEW AVE

BOULDER, CO 80302

OFFERED AT
\$3,800,000

BUILDING SIZE
2,832 SF

PROPERTY TYPE
MUH

ZONING
RM-2

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CU INSIDER

Your Winning Investment Strategy! Dive into this slam dunk opportunity with a 10 Bed / 3 Bath / 3 Unit House, fully leased through 7/2025. Nestled steps away from the vibrant CU Campus, the new Limelight Conference Center and Moxy Hotels and University Hill, it's an unbeatable location for Buffs fans and students alike. Discover spacious bedrooms, energy-efficient windows, remodeled kitchens and bathrooms, in-unit laundry, and unique character throughout. Don't just invest—be a CU Insider and make your move today!

PROPERTY HIGHLIGHTS

- 10 Bed / 3 Bath / 3 Unit House 'Inside' CU Campus
- 12 Off-Street Parking Spaces
- Remodeled kitchens, bathrooms and in-unit laundry
- Fully leased through 7/2025 at \$189,084 Gross Annual (Fall 2024)
- Steps from Campus, the new CU Hotel and Conference Center, Moxy Hotel, and University Hill
- Solar panels, energy-efficient windows and other upgrades

3 UNIT INVESTMENT OPPORTUNITY ON CU CAMPUS

HEIDI SCHAMBER
303 444 4344
Heidi@MarketBoulder.com

TODD WALSH, CCIM
303 444 5040
Todd@MarketBoulder.com

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