

# 2030 GROVE STREET

BOULDER, CO 80302

SALE PRICE

**\$1,800,000**

UNIT SIZE

**2,301 SF**

2 Units | 8 Beds

GROSS ANNUAL INCOME

**\$126,000**

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



This charming student rental property in Boulder presents a compelling opportunity for new and seasoned investors. The two detached units have functional living spaces and efficient floor plans. The property is fully leased through July of 2025 with gross rents starting in August at \$1,195 per bed. Situated near the CU campus and the Pearl Street Mall, this duplex promises consistent rental demand and strong potential for attractive returns on your investment.

## PROPERTY HIGHLIGHTS

- Charming duplex in Goss/Grove neighborhood
- RM-X Zoning
- Projected NOI: \$84,000
- Cap rate: 4.7%
- Off-street parking
- Close to campus and downtown Boulder

**GOSS / GROVE NEIGHBORHOOD  
DUPLEX FOR SALE**

**HEIDI SCHAMBER**

303 444 4344

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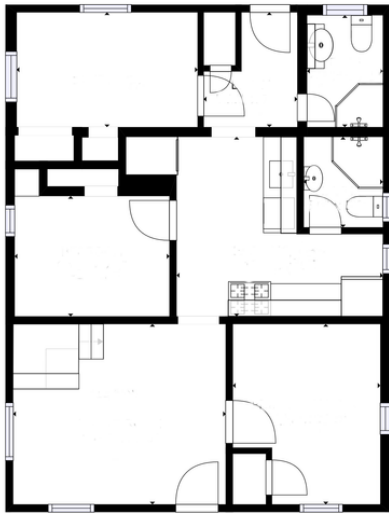
**TODD WALSH, CCIM**

303 444 4888

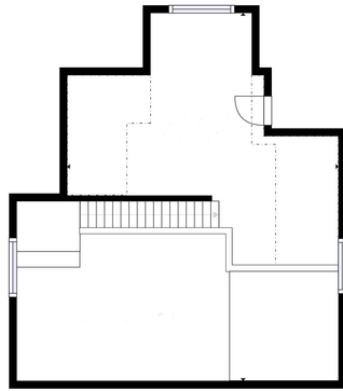
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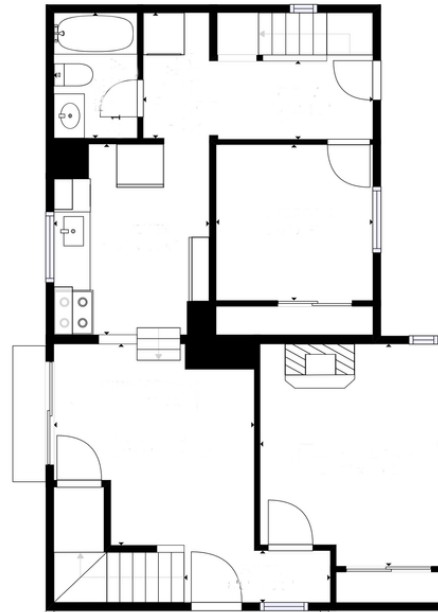


FLOOR 1

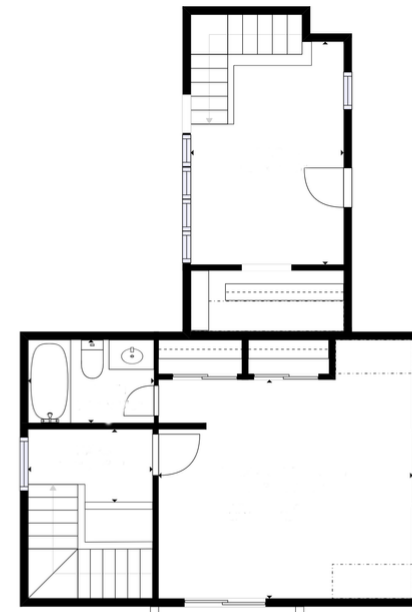


FLOOR 2

## UNIT A



FLOOR 1



FLOOR 2

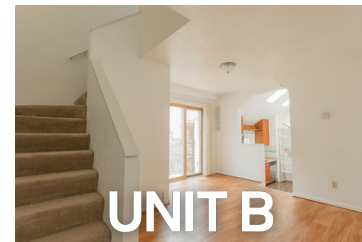
## UNIT B



UNIT A



UNIT A



UNIT B



UNIT B

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