

# 805 30TH STREET

BOULDER, CO 80303

OFFERED AT  
~~\$2,200,000~~

**\$2,100,000**

BUILDING SIZE  
**2,733 SF**  
2 Units | 8 Beds

TYPE  
**DUPLEX**

ZONING  
**RH-5**

REQUEST  
FINANCIALS

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## TURNKEY TWIN

This newly constructed duplex embodies modern living with its 8 spacious bedrooms and 8 stylish bathrooms. Each bedroom has its own bathroom! That's nearly unheard of in the student rental world. And the tenants love it! Designed for ease and convenience, this property is fully leased through July 2025 and offers a low-maintenance investment opportunity for anyone looking for a turnkey solution. Embrace the fresh appeal of newness in the world-class, history-rich city of Boulder.

### PROPERTY HIGHLIGHTS

- Gross Income: \$129K
- Fully Leased through 07/2025
- New build, completed in 2022
- No deferred maintenance
- 8 Bed / 8 Bath duplex
- Cap Rate: 5%+

**BRAND NEW DUPLEX  
IN BOULDER**

**HEIDI SCHAMBER**

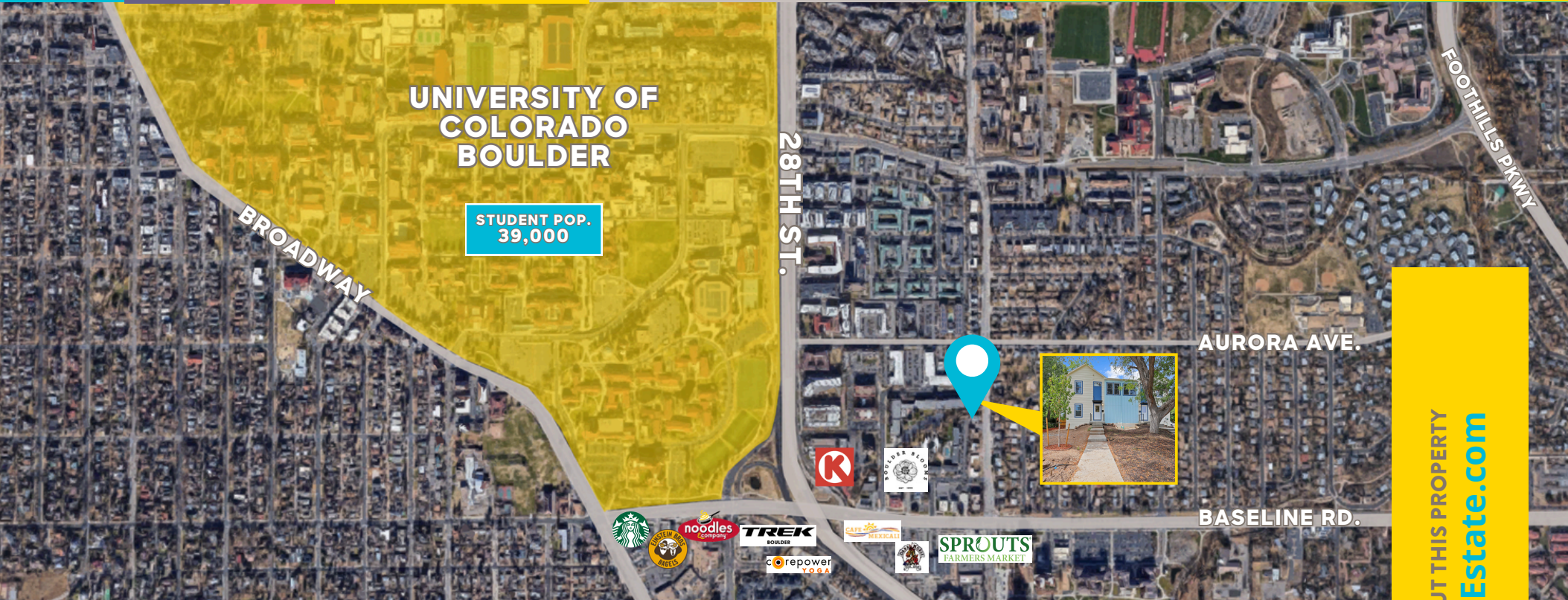
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**TODD WALSH, CCIM**

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