

843 17TH STREET

BOULDER, CO 80302

OFFERED AT
\$1,870,000

\$233,750/BED

CAP RATE

5.4%

PROPERTY TYPE

MUH

BUILDING SIZE

2,090 SF

8 Beds | 4 Baths

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CAMPUS COMFORT

Welcome to 843 17th Street, where reliable cash flow meets student comfort. This fully leased income property on University Hill is the epitome of convenience and consistency. Situated just moments away from campus, students adore calling this place "Home." Its prime location and bustling neighborhood atmosphere make it an investment opportunity that speaks for itself.

PROPERTY HIGHLIGHTS

- 4 Bed / 2 Bath Units
- Annual 24-25 School Year:
 - Gross Rents: \$136,000
 - Projected NOI: \$100,417

**STUDENT RENTAL INVESTMENT
OPPORTUNITY ON THE HILL**

HEIDI SCHAMBER

303 444 4344

Heidi@MarketBoulder.com

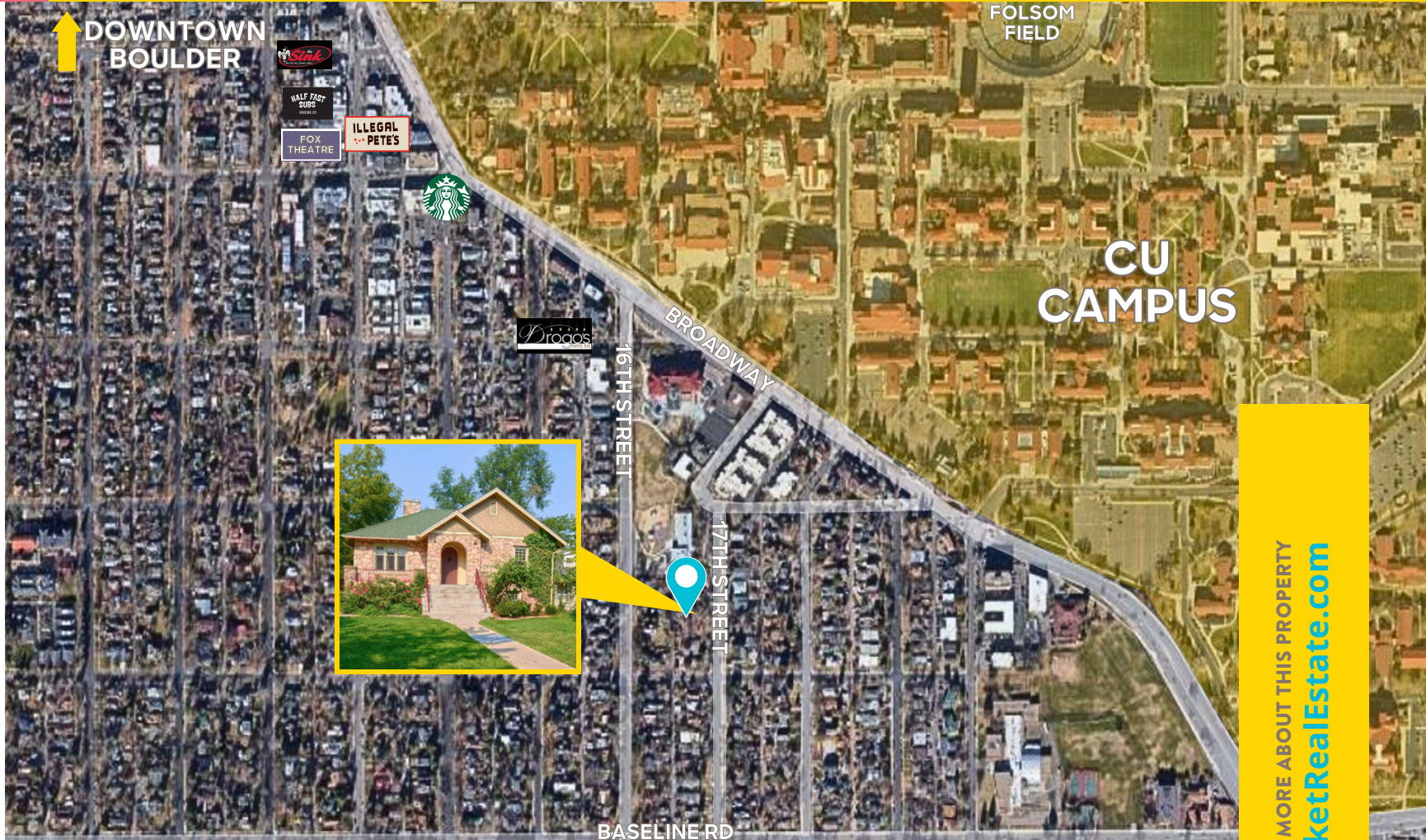
TODD WALSH, CCIM

303 444 5040

Todd@MarketBoulder.com

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