

# 96 ARAPAHOE AVE

BOULDER, CO 80302



TYPE  
**LAND**

PARCEL SIZE  
**36,976 SF**

ALL IMPROVEMENTS TOTAL  
**5,909 SF**

Building A: 3,243 SF  
Building B: 2,666 SF

ZONING  
**RM-3**

PRICE  
**\$1,200,000**

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



## PROPERTY HIGHLIGHTS

- Located at the historical heart of Boulder
- Secluded and surrounded by natural beauty
- Almost 6,000 square feet
- Idyllic spot to live, work, or play

# SCHOOL'S OUT

The September School is relocating... which means we have an unbelievably classy opportunity for you! The property is lush, gorgeous, and nestled in greenspace. This means it's secluded without being too far out of the way. In addition to its stunning views and adjacent park, this space has almost 6,000 sq/ft that is ready to accommodate you and your dreams. So dream big, because you're about to be in a class of your own.

**ALLOWABLE USES**  
in zoning RM-3

**AMAZING WEST BOULDER  
PROPERTY FOR SALE**

**TODD WALSH, CCIM**  
303 444 5040  
[Todd@MarketBoulder.com](mailto:Todd@MarketBoulder.com)

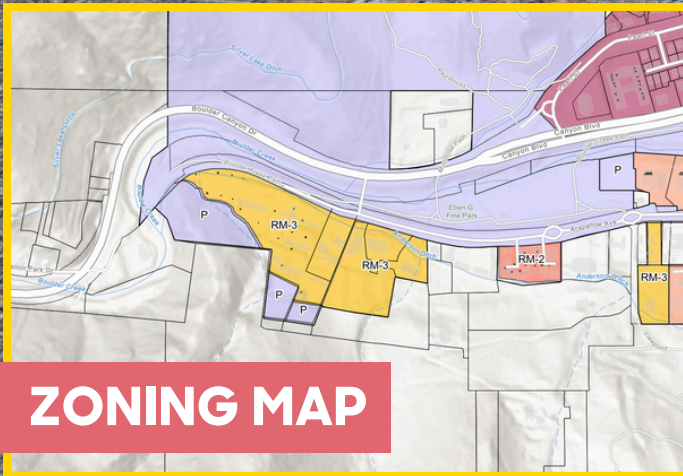
**NATE LITSEY**  
303 444 4024  
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## ZONING MAP

ALLOWABLE USES  
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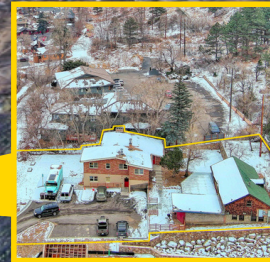
PEARL ST  
MALL

CANYON BLVD

UNIVERSITY OF  
COLORADO  
BOULDER

BROADWAY

ARAPAHOE AVE



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