

Fourplex In The Heart Of Boulder For Sale

2535 SPRUCE STREET | BOULDER, CO 80302

4 Units | 12 Beds | 8 Baths
Size: 4,250 SF
Sale Price: \$2,900,000
Gross Annual Income \$145,920

DOWNTOWN DIGS

Exciting opportunity to purchase a four plex in the heart of Boulder. Enjoy close proximity to Pearl Street Mall, Twenty Ninth Street, and The University of Colorado. The property features four nicely updated three bedroom, two bath units with laundry. There are two separated structures with two units each sharing common exterior space. Great off-street parking included and great rental history.

PROPERTY HIGHLIGHTS

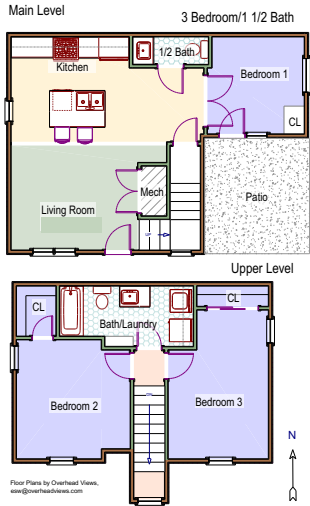
- 6 off-street parking spaces
- Great Downtown Boulder location
- New finishes throughout
- In-unit laundry
- Large lot
- Base Rent \$2,827/Unit/Month



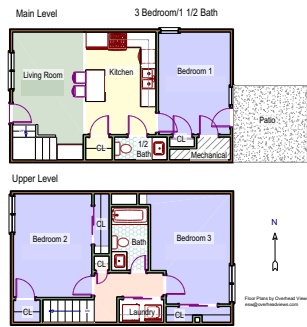
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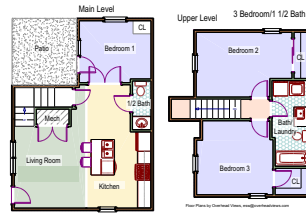
UNIT A



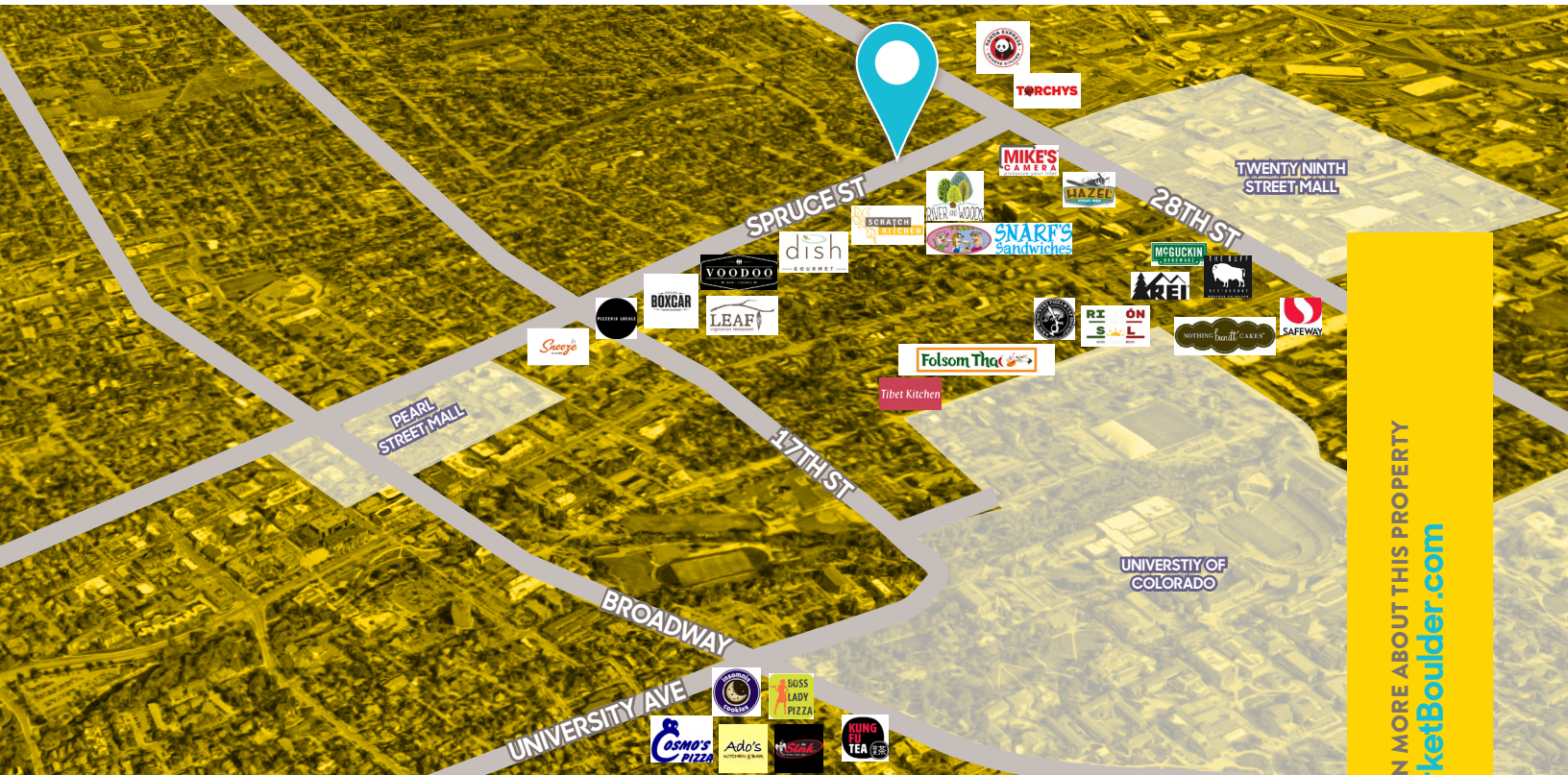
UNIT B



UNIT C



UNIT D



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