

## Multi-Family Property For Sale

1603 ARAPAHOE AVE | BOULDER, CO 80302

Unit Size: 2,940 SF  
Sale Price: \$1,700,000  
Monthly Income: \$8,410/Month  
Currently leased through 07/2023

# MUH INVESTMENT OPPORTUNITY

Two unit multi-family investment opportunity in the heart of Boulder. Located within walking distance from both the University of Colorado and downtown, this student rental property is always 100% occupied. Amenities abound with dedicated off-street parking, a washer and dryer in each unit, and seven total bedrooms. Not to mention the historic charm. Let this be your next MUH investment in Boulder.

### PROPERTY HIGHLIGHTS

- Legally Zoned Duplex
- Unit 1: 4 Bed/2 Bath (\$4,995/Month)
- Unit 2: 3 Bed/2 Bath (\$3,415/Month)
- Smart Regs Compliant
- Six Parking Spaces
- Great Front Porch and Side Courtyard
- Washer/Dryers in each unit



LEARN MORE ABOUT THIS PROPERTY  
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