

1216 PLEASANT STREET

BOULDER, CO

OFFERED AT
\$2,200,000
(\$367K PER UNIT)

BUILDING SIZE
2,702

PROPERTY TYPE
MUH

ZONING
RH-5

SIX-PLEX ON UNIVERSITY HILL

1216 Pleasant Street is a six unit apartment building in a prime location on University Hill. There are 4 one-bed apartments and 2 studio apartments all leased through 07/2023. Existing rents total \$125,040 per annum. Pre-leasing is underway. Projected rents for the 2023-2024 school year are \$138,120. Students love 1216's proximity to CU Campus, living in private units that have been fully updated and having shared laundry and parking onsite.

UNIT FEATURES:

- Attractive one bedroom units just steps from CU Campus
- New vinyl planking, paint, appliances and cabinetry
- Fully licensed 6 Unit Complex

SIX-PLEX ON
UNIVERSITY HILL

HEIDI SCHAMBER
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TODD WALSH
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[MarketRealEstate.com](https://www.MarketRealEstate.com)



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