

PEARL STREET RETAIL

FOR SALE

2344 Pearl St, Boulder

Keys Commercial

FOR SALE: 3,030 SF FREESTANDING RETAIL | \$1,995,000



PROPERTY DESCRIPTION

Rare opportunity to own a freestanding retail building on Pearl Street, one of Boulder's most traveled and recognizable corridors. This **3,030 SF single-tenant building** sits on a 0.16-acre corner site with **165' of frontage on 24th St**, 9 surface parking spaces, and flexible **MU-X zoning** that accommodates a wide range of retail, office, and mixed uses. Located steps from Greenleaf Park between Downtown Boulder and the 28th Street corridor, this is an exceptional owner/user or investment opportunity in a truly exceptional setting.

DETAILS

- Address: **2344 Pearl St, Boulder, CO 80302**
- Building Size: **3,030 SF Freestanding Retail**
- Land Area: **0.16 AC (7,013 SF)**
- Zoning: **MU-X, City of Boulder**
- Parking: **9 Surface Spaces (2.97/1,000 SF)**
- Frontage: **165' on 24th St**
- Asking Price: **\$1,995,000 (\$658/SF)**



Keys Commercial

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Colorado, 80302

3,030 SF Pearl St Retail Offered at \$1,995,000

2344 Pearl St, Boulder, CO 80302

Freestanding single-tenant retail building for sale

DETAILS

BUILDING:

3,030 SF freestanding retail

Built 1958 | Single tenancy

9 surface parking spaces (2.97/1,000 SF)

SITE:

0.16 AC (7,013 SF) | 165' frontage on 24th St

Zoned MU-X, City of Boulder

Building FAR 0.43

SALE:

Asking Price: \$1,995,000 (\$658/SF)

Sale Type: Owner/User

Parcel: 1463304-31-001



CONTACT AGENT FOR DETAILS AND SHOWINGS

LOCATION MAP



GEOFFREY E. KEYS

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