 **325 W. South Boulder Road**
Louisville, CO

Louisville Office Medical Building For Sale

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Property Info & Gallery

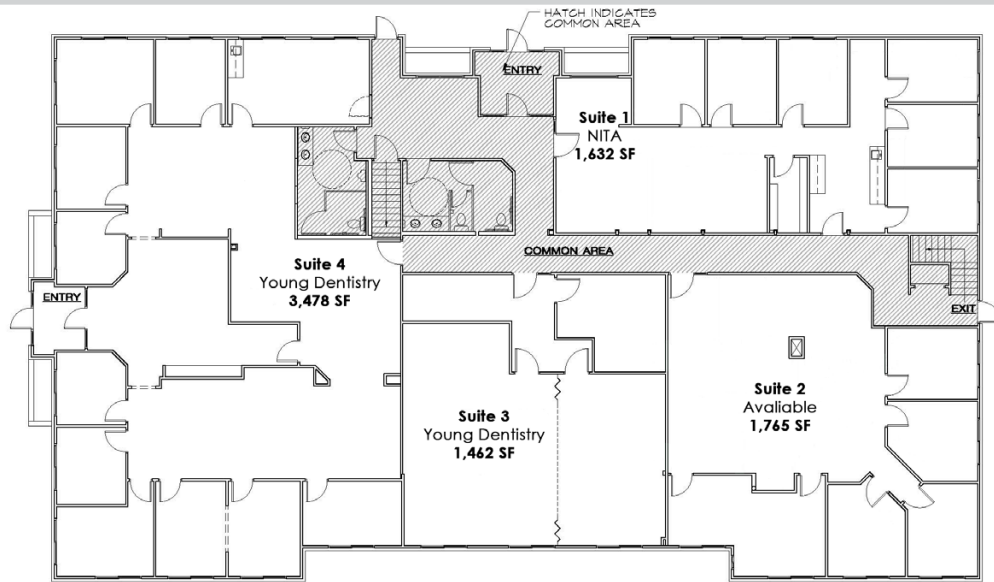
View Map

Building Size	12,917 sq. ft.
Building RSF	11,331 sq. ft.
Sale Price	\$2,400,000

- Priced at a 6.9% Cap Rate on Pro Forma NOI
- Suite 1 (1,632 sq. ft.) & Suite 2 (1,765 sq. ft.) Currently Available for Potential Owner User
- Good Mix of Tenants Such as Young Dentistry for Children & National Institute for Trial Advocacy with Staggered Expiration Dates
- New HVAC and Roof Replaced in 2017
- Great Visibility on South Boulder Road with Monument Signage Available
- One Block to Mudrock's Tap & Tavern, Luna Coffee, Shamrock Foodservice Warehouse & Village Square Retailers & 1 Mile to Historic Downtown Louisville Restaurants & Shops

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Main Level



Garden Level

