



 **4520 Broadway**  
Unit C-4C, Boulder, CO

## Adorable North Boulder Retail / Office Unit for Sale

**Michael-Ryan McCarty**  
mccarty@gibbonswhite.com  
(303) 586-5939

**Patrick Weeks**  
patrick@gibbonswhite.com  
(303) 586-5935

www.gibbonswhite.com

[Property Info & Gallery](#)

[View Map](#)

Available Space	1,003 sq. ft.
Sale Price	\$569,704 (\$568 / sq. ft.)
Expenses / sq. ft.	\$20.52*

*\*Not Including Utilities*

- Incredible Opportunity to Purchase a Small Commercial Unit in Vibrant Uptown Broadway
- Currently an Art Studio & Gallery, & Previously Medical Office with Gorgeous Light-Filled Reception / Gallery Area, a Double Sized Studio or Conference Space, One Large Office & One Small Office, Breakroom & Restroom
- Excellent Signage Opportunity & Amazing Visibility Directly on Broadway
- West-Facing with Parking Directly in Front of the Unit & Additional Parking behind the Building

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