



4520 Broadway

Unit C-4C, Boulder, CO

Adorable North Boulder Retail / Office Unit for Sale or Lease

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Property Info & Gallery

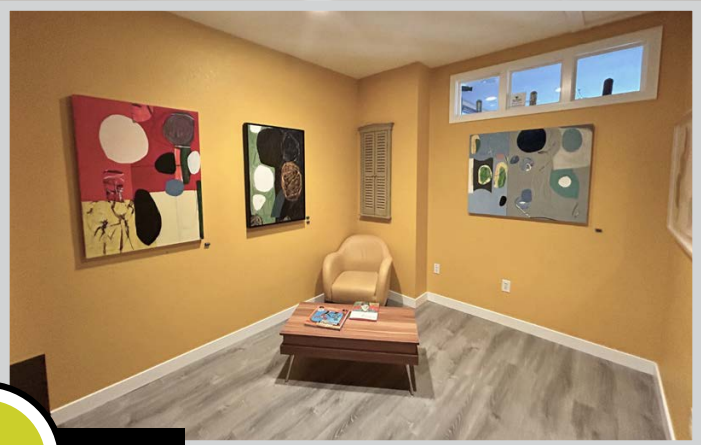
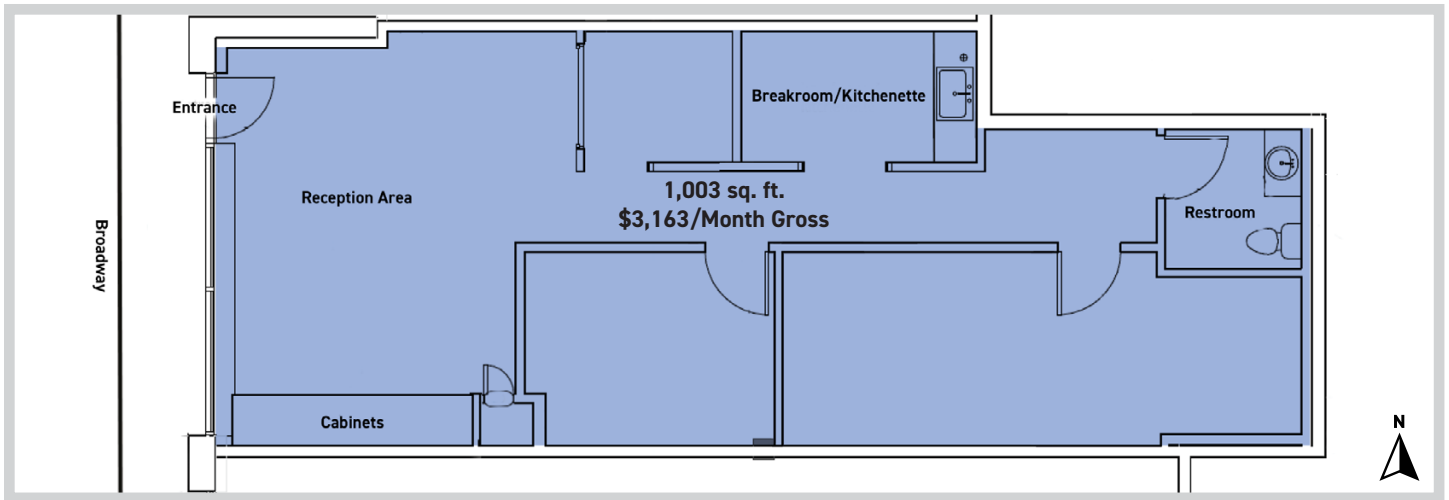
View Map

Available Space	1,003 sq. ft.
Sale Price	\$495,000 (\$494 / sq. ft.)
Lease Rate / sq. ft.	\$19.00 NNN
Expenses / sq. ft.	\$18.84*

**Not Including Utilities*

- Incredible Opportunity to Lease or 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

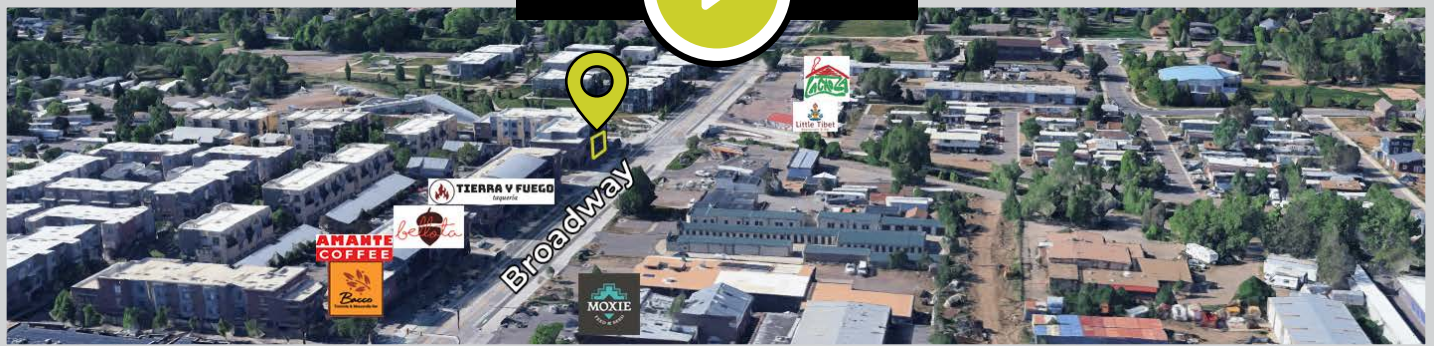
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VIDEO



TOUR



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