



**2163 28th Street**

Boulder, CO

## Turnkey Automotive or Retail for Lease

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Property Info & Gallery

View Map

Building Size / Site Size	1,769 sq. ft. / 9,740 sq. ft. (0.22 Acres)
Lease Rate / sq. ft.	\$45.00 NNN
Expenses / sq. ft.	\$20.00
Key Money	\$100,000

- Rare Turnkey Automotive Shop with Prime 28th Street Visibility
- Also Ideal for Other Retail Uses, Shops, Fitness, Coffee Shop & More
- 3 Garage Bays with Automotive Equipment Including One 4-Post Lift, Two 2-Posts Lifts, Alignment Equipment, A/C Service Equipment, Waste Oil Heater, Parts Washer & Built-In Customer Base
- 16 Parking Spaces & Valet Portico
- At the Corner of US 36 / 28th St & Pine St with Traffic Counts of 29,743 VPD

ALL SHOWINGS BY APPOINTMENT ONLY -  
 PLEASE DO NOT DISTURB CURRENT TENANT

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