



# OWNER USER INDUSTRIAL OFFICE CONDO FOR SALE

5741 Arapahoe Ave, Boulder, CO 80301






## PROPERTY OVERVIEW

SUITES A & B	6,916 SF*
SITE SIZE	Condo-1.48 acres
SALE PRICE	\$1,486,000
EXPENSES (EST)	HOA fees-\$2,369 quarter
ESTIMATED TAXES	\$22,965
AVAILABLE	Immediately
PARKING	On-site
ZONING	I-G

*\*Source-Provided by owner*

**Excellent owner-user industrial,** flex and office condo located off of Arapahoe with easy access to central Boulder. Two stories with office space on the second floor. Dock high loading door 16' ceiling heights and plenty of parking for work trucks/vans or other vehicles.

### FEATURE HIGHLIGHTS

-  Conference Room
-  Kitchen
-  Electrical/3-Phase
-  Loading Dock
-  Flexible Zoning

### FOR MORE INFORMATION:

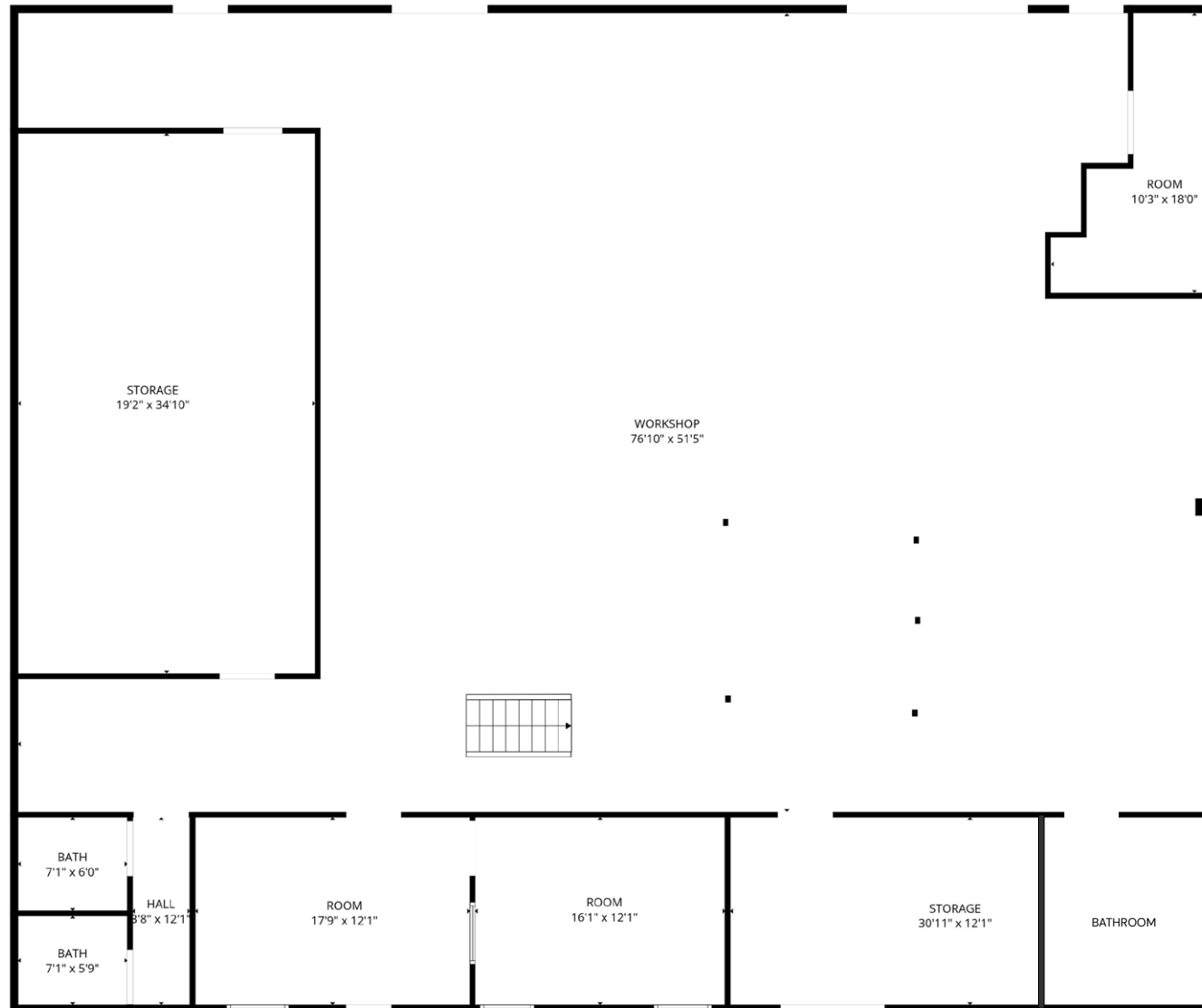


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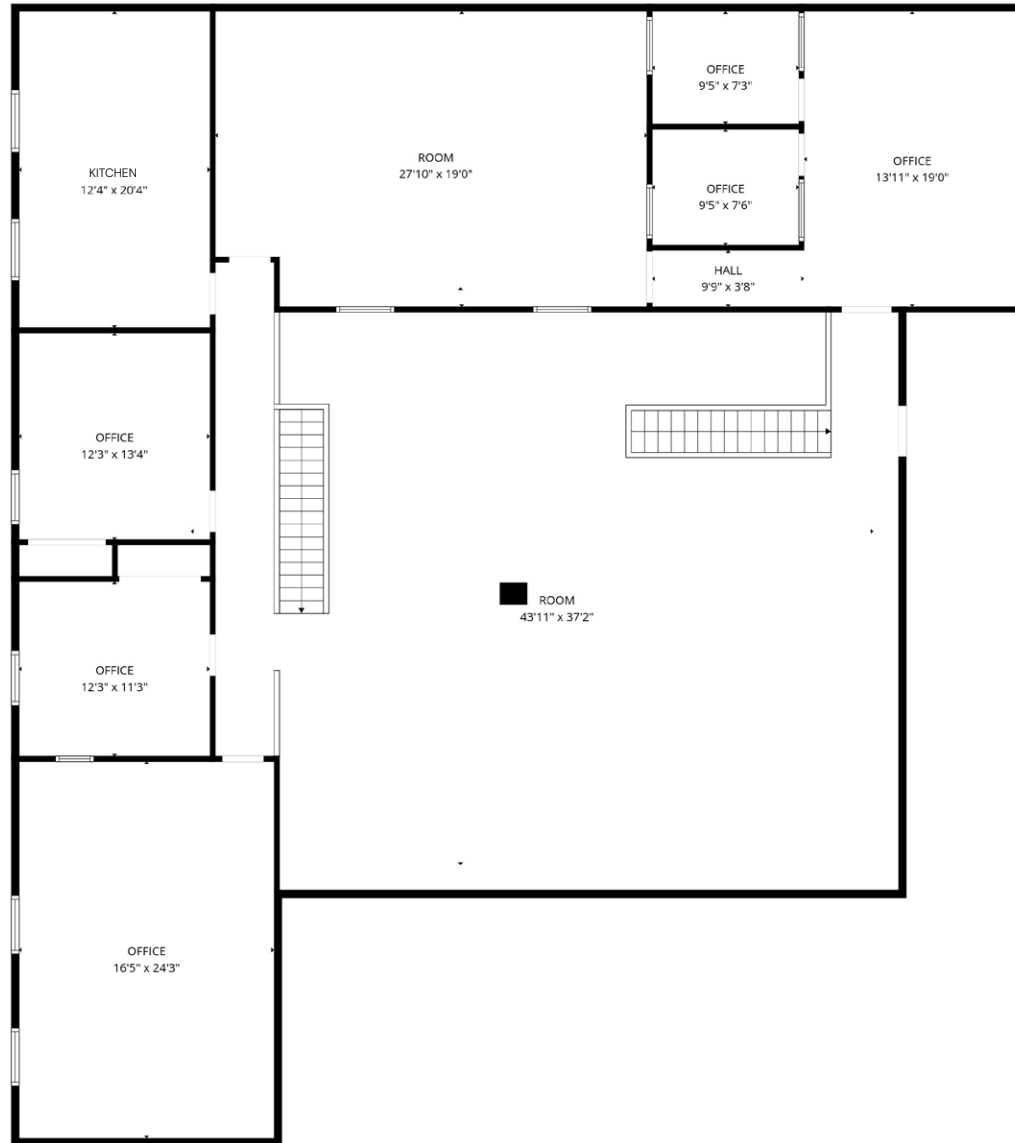
PROPERTY FLOOR PLAN

1ST FLOOR



PROPERTY FLOOR PLAN

2ND FLOOR



PROPERTY LOCATION

