

1806 17TH STREET

BOULDER, CO 80302

PRICE REDUCTION!

OFFERED AT

~~\$2,050,000~~

\$1,630,000

BUILDING SIZE

1,992 SF

2 Units | 8 Beds

TYPE

MUH

ZONING

RH-2

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DUO DELIGHT

Located in the heart of Downtown Boulder, this multi-family investment property offers two side-by-side units that have been thoughtfully updated with granite counters, stainless steel appliances, and laundry. Unit 1: 4 Beds/2 Baths and Unit 2: 4 Beds/2 Baths. With a perfect mix of charm and strong student housing rental history, this property is a smart investment opportunity.

PROPERTY HIGHLIGHTS

- NOI : \$99,468 (secured rents + proj. expenses)
- Cap Rate: 6.1%
- Large corner lot in Downtown Boulder
- Side-by-side units
- 8 Beds / 4 Baths
- Laundry, parking and storage onsite

**BOULDER DUPLEX
FOR SALE**

HEIDI SCHAMBER

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TODD WALSH, CCIM

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RENT ROLL + PRICING ANALYSIS

Property Address	Unit	# of Rooms	Current Rent	Lease Start	Lease End
1806 17th	A	4 Beds / 2 Baths	\$6,100.00	08/01/2026	7/31/2027
1806 17th	B	4 Beds / 2 Baths	\$5,180.00	08/01/2026	7/31/2027
	1992		\$11,280.00		

12 Month Expenses	
\$141,832.00	Gross Income
\$777.00	Gen & Admin
\$279.00	Marketing
\$3,574.00	Repairs & Mtnce
\$2,472.00	Contract Services
\$7,846.00	Utilities
\$3,882.00	Turnover
\$4,407.00	Insurance
\$9,199.00	Real Estate Taxes
\$9,928.00	Managment
\$99,468.00	NOI

Valuation Metrics	
Annual Rental Income	\$135,360.00
Other Reimb.	\$6,472.00
Gross Income	\$141,832.00
T12 Expenses	\$42,364.00
Net Operating Income	\$99,468.00
Asking Price	\$1,630,000
Cap Rate	6.10%
Price/Bed	\$203,750

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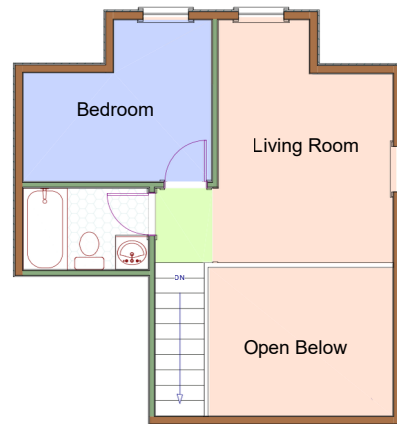
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Main Level



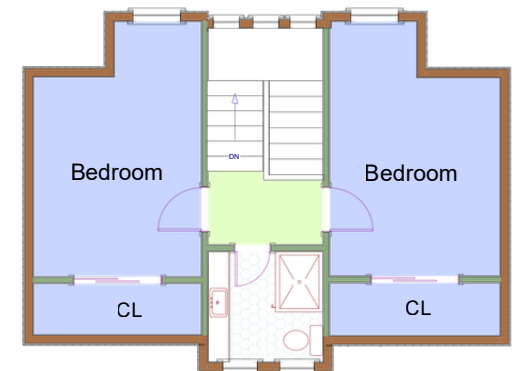
Upper Level



Main Level



Upper Level



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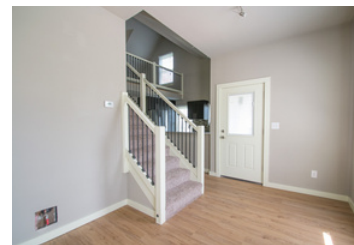
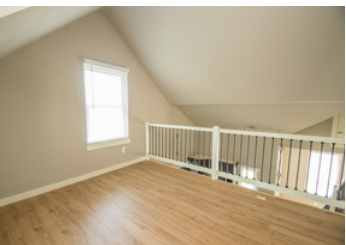
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