

FOR SALE



REMARKS:

Rare, stand-alone building in Boulder County with City of Boulder services. Currently a dance studio, but is zoned Light Industrial, and will allow for businesses involved in the development of research, light industrial, warehouse, and/or distribution. Also allowed is daycare, church, professional office, residential, commercial bakery, among others (see attached use table). Highly visible building along 55th Street between Arapahoe and Valmont.

For Additional Information Contact:

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**1840-1844 55th St.
Boulder, CO 80301
\$1,350,000.00**

FOR SALE

Legal Description:	Long legal
Building SF:	7,640 sq. ft.
Sale Price:	\$1,350,000.00 (\$176.70/sf)
Building SF:	7,630 sf (Assessor's records)
Lot SF:	24,607 sf (.5649 acres)
City/County:	n/a / Boulder
Zoning:	Light Industrial
Year Built:	1969
Operating Expenses:	\$29,962 (\$3.92/sf)
Construction:	Conc. block w/ stucco veneer
Date Available:	Tenant can lease back or move out
Parking:	21 spaces (2.74:1000)
# of Floors:	One
Heating/AC:	100%
Ceiling Height:	9-12'
Loading:	1 Overhead door
Utilities:	Water/Sewer: City of Boulder Gas/Electricity: Xcel Energy

Updated September 9, 2008

OFFERED BY

IRWIN & HENDRICK

COMMERCIAL AND INVESTMENT REAL ESTATE

2299 PEARL ST. SUITE 400 BOULDER, COLORADO 80302 303.444.9771 FAX 303.442.6852

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



1840-1844 55th Street
PARTIAL AS-BUILT
APPROX. 7,640 RSF

