

DEVELOPER LIQUIDATION SALE!

UPTOWN BROADWAY

RETAIL/OFFICE CONDOS FOR SALE

CONTACT:

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(303) 442-1040

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SPACE AVAILABLE:

829 – 5,239 GSF

SALE PRICE:

\$215/GSF - \$245/GSF - FIRM
(SEE NEXT PAGE FOR DETAILS)



- **PHENOMENAL PRICE REDUCTION— NOW IS THE TIME TO BUY! — GREAT TIME FOR SBA LOANS!**
- INCREDIBLE OPPORTUNITY IN UPTOWN BROADWAY — PRICES ARE FIRM.
- THRIVING MIXED USE URBAN DEVELOPMENT
- GREAT NORTH BOULDER LOCATION WITH EASY ACCESS TO MAJOR ROADS & BIKING & HIKING TRAILS
- NUMEROUS PUBLIC PLAZAS WITH OUTDOOR SEATING
- ALL SPACES OFFER 2 SIDES OF FRONTAGE/SIGNAGE FOR PEDESTRIAN AND VEHICLE VISIBILITY
- BUSINESSES INCLUDE: 1ST BANK, TRES BIRDS, CHICAGO HAIR, GAMERS GUILD, SUBWAY, 4580 RESTAURANT, BOULDER CYCLE SPORT, PUPUSA'S MEXICAN RESTAURANT, AMANTE COFFEE, ANIMAL ARTS ARCHITECTURE, BACCO TRATTORIA & FASCAT COACHING

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.



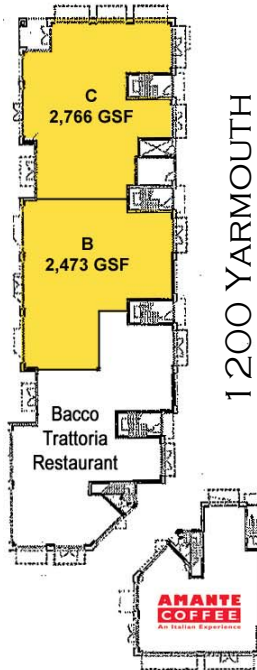
2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302

UPTOWN BROADWAY

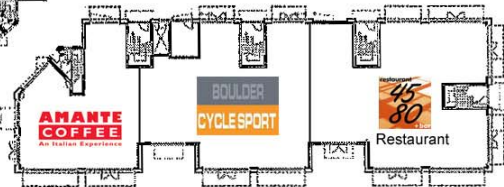
OWNER/USER RETAIL/OFFICE CONDOS FOR SALE

1200 YARMOUTH

UNIT B	2,473 GSF	\$531,695 (\$215/GSF)
UNIT C	2,766 GSF	\$636,180 (\$230/GSF) (FINISHED)
UNITS B+C	5,239 GSF	\$1,167,875 (\$223/GSF)



4580 BROADWAY

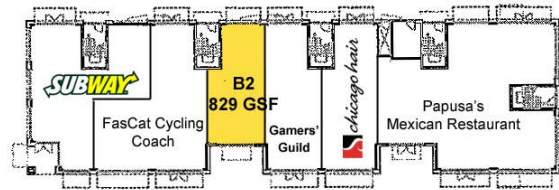


4520 BROADWAY

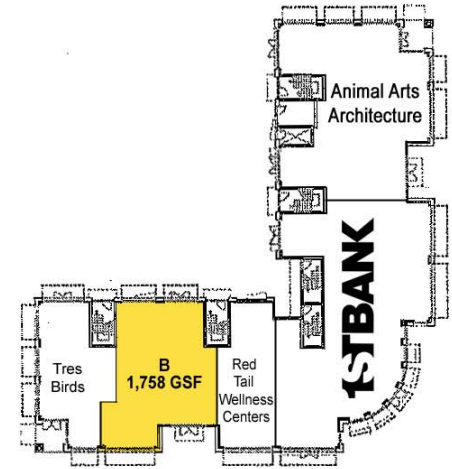
UNIT B	1,758 GSF	\$377,970 (\$215/GSF)
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4550 BROADWAY

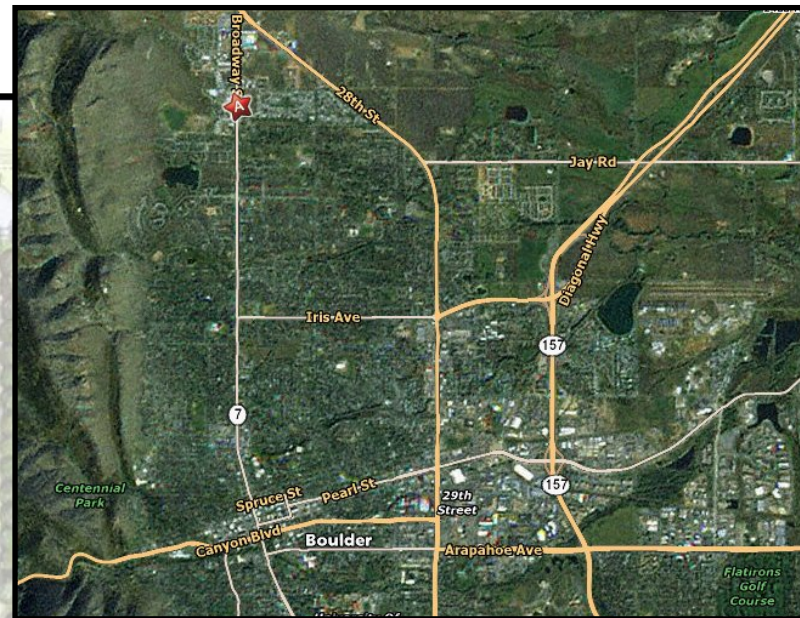
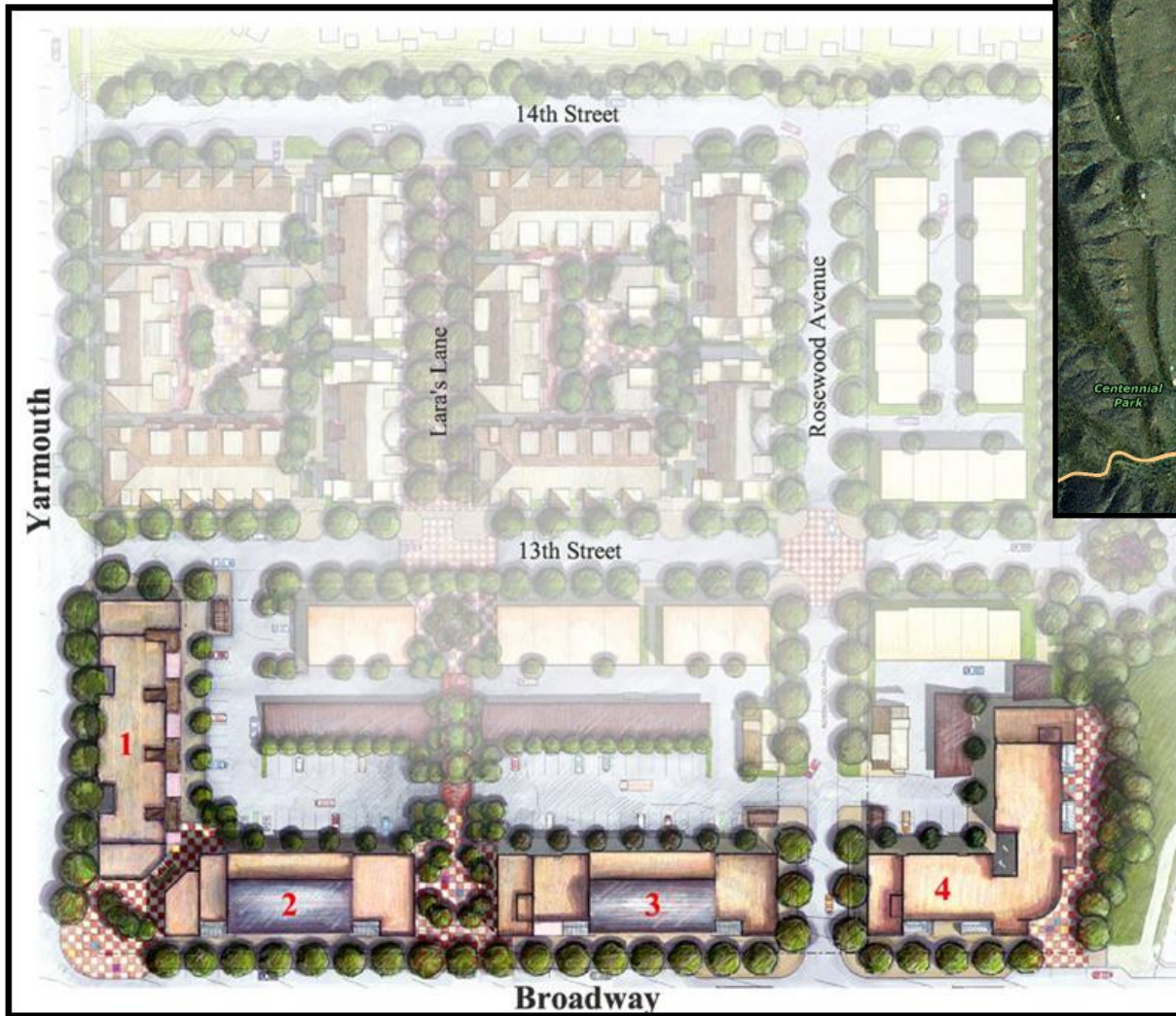
UNIT B2	829 GSF	\$203,105 (\$245/GSF)
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4550 BROADWAY



4520 BROADWAY



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