

2961 BROADWAY

LIVE/WORK PROPERTY FOR SALE

CONTACT:

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[WWW.GIBBONSWHITE.COM](#)
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SPACE AVAILABLE:	3,094 TOTAL SF (975 SF OFFICE/2,119 SF RESIDENTIAL)
SALE PRICE:	\$1,295,000
AVAILABLE:	IMMEDIATELY
PARKING:	2 CAR GARAGE



- CENTRAL BOULDER MIXED USE PROPERTY WITH PROFESSIONAL OFFICE AND SEPARATE 4 BEDROOM RESIDENCE
- COMPLETELY RENOVATED WITH HIGH-END FINISHES
- OPEN OFFICE FRONTING BROADWAY WITH VAULTED CEILINGS
- RESIDENCE INCLUDES GRANITE COUNTERTOPS, STAINLESS APPLIANCES, HARDWOOD FLOORS, BUILT-IN SPEAKERS, HOT TUB, STEAM SHOWER AND 2 CAR DETACHED GARAGE/STUDIO

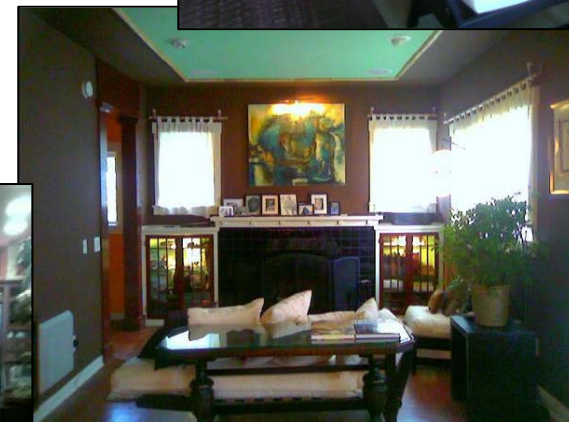
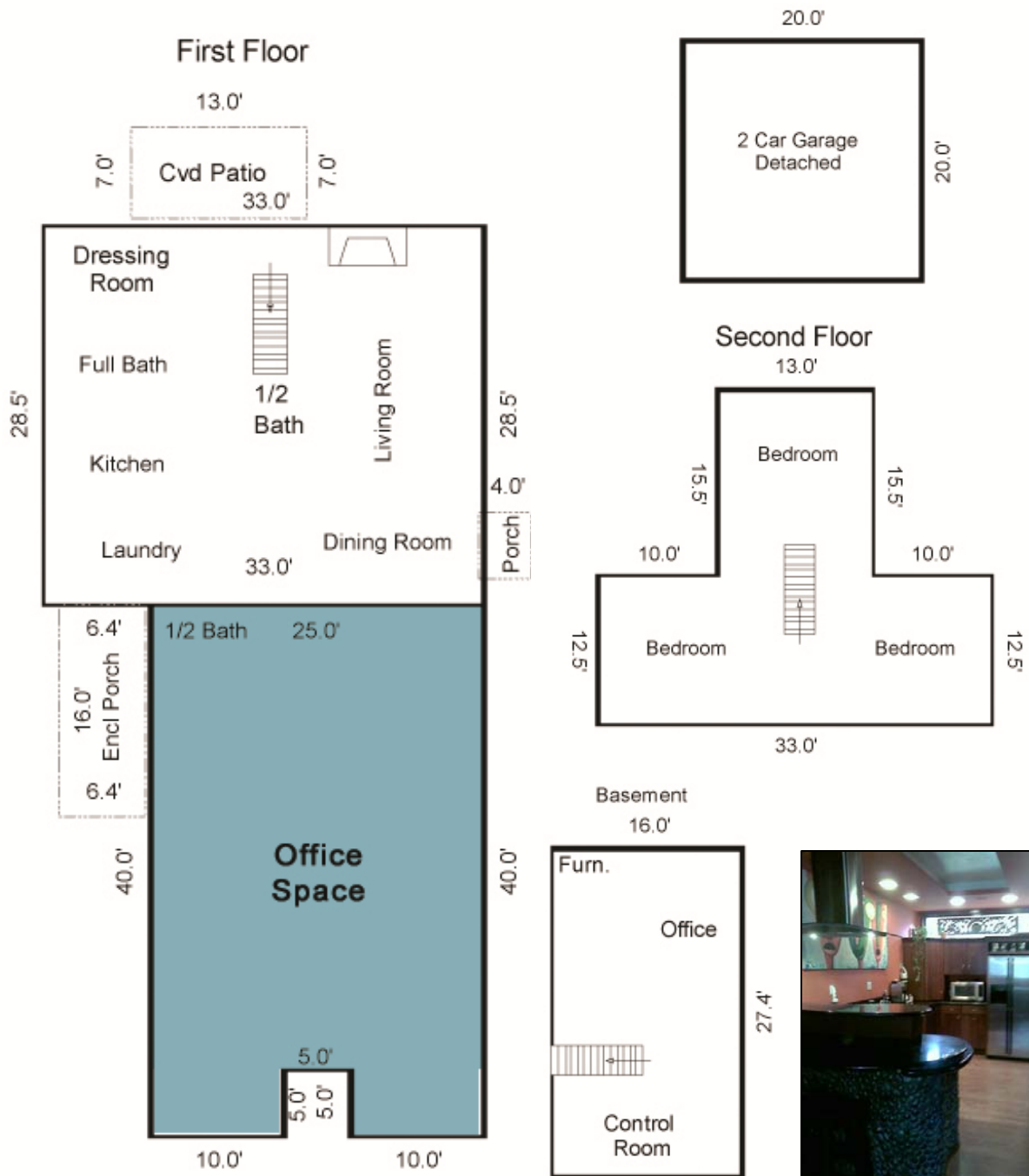


2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302



2961 BROADWAY
BOULDER, CO 80304

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.



TRAFFIC COUNTS 22,000/DAY AADT
 AT BROADWAY AND BALSAM
 SOURCE: CoSTAR 2008