



724-728 Pearl St Boulder, CO



Michael-Ryan McCarty

mccarty@gibbonswhite.com
(303) 586-5939

Angela Topel

angela@gibbonswhite.com
(303) 586-5921

Patrick Weeks

patrick@gibbonswhite.com
(303) 586-5935

www.gibbonswhite.com

Property Info & Gallery

View Map

West Pearl Office & Retail for Sale

Total Size	3,496 sq. ft.
Unit 724: 1,186 sq. ft. Unit 726-C: 1,166 sq. ft. Unit 728: 1,144 sq. ft.	
Sale Price	\$2,395,000 (\$685 / sq. ft.)
Expenses (Taxes & Owner's Association)	\$44,803 (\$12.82 / sq. ft.)

- Unique 3-Unit Office & Retail Condominium Property for Sale
- Part of a Small 5-Unit Association with 3 Commercial & 2 Residential (Not Inc.)
- New Building Completed in 1999 with Original Exposed Brick from Late 1800's
- Unit 724 is 1st Floor Office or Retail, Home of Swan Lake Chiropractic for Over 20 years With Spacious Reception Waiting Area, 3 Large Offices, 2 Small Offices, & Kitchenette, & 2 Entrances, Leased Through February 2024
- Unit 726-C is 2nd Floor Office with Large Open Workspace or Reception Area, Corner Office with Soaring Cathedral Ceiling, 4 Offices Total, Kitchenette & Restroom with Shower, Leased Through August 2023
- Unit 728 is 1st Floor Office or Retail With Antique Exposed Brick Walls, Reception Area, 3 Offices, Conference Room, Kitchenette, & 2 Entrances Leased Through August 2023
- 10 Dedicated Parking Spaces Plus 1 Handicap Space
- Well Maintained Building with New Roof in 2021

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

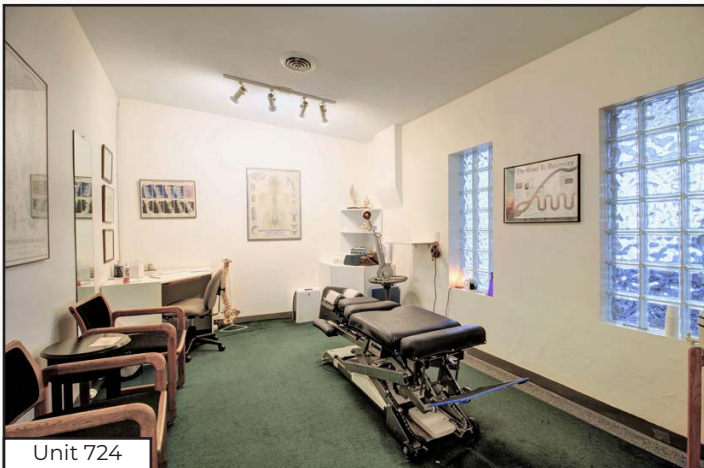
Unit 724 & 728 Floor Plan



Unit 724



Unit 728

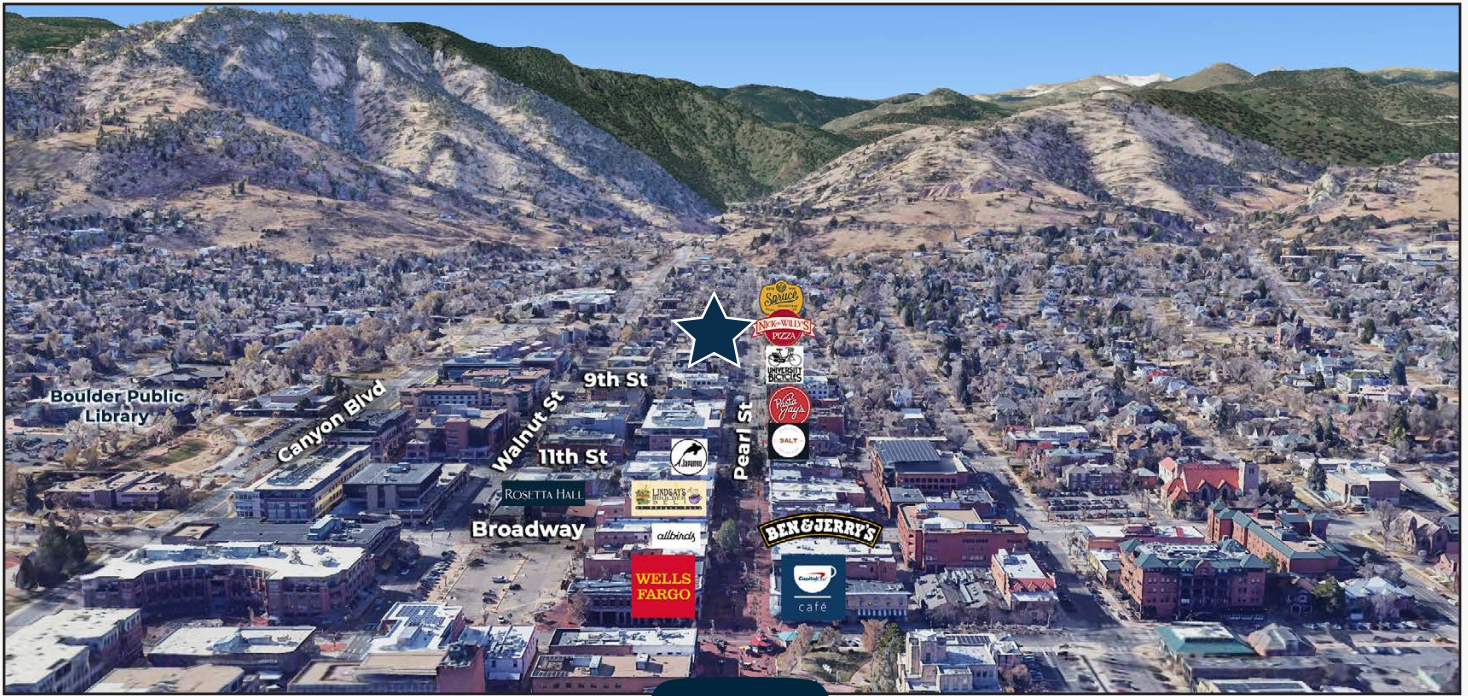


Unit 724

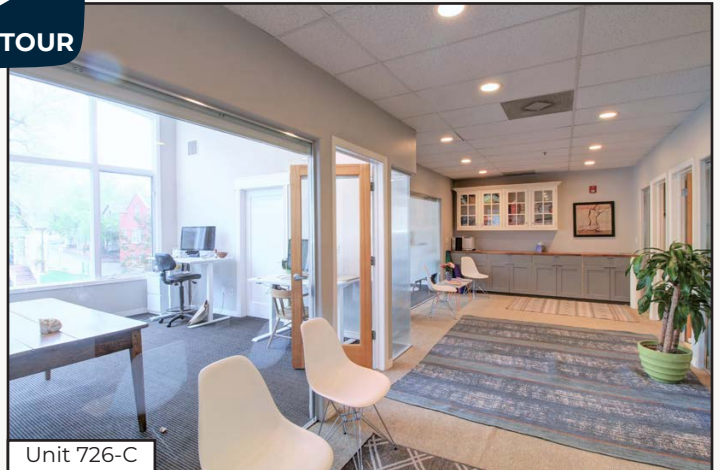
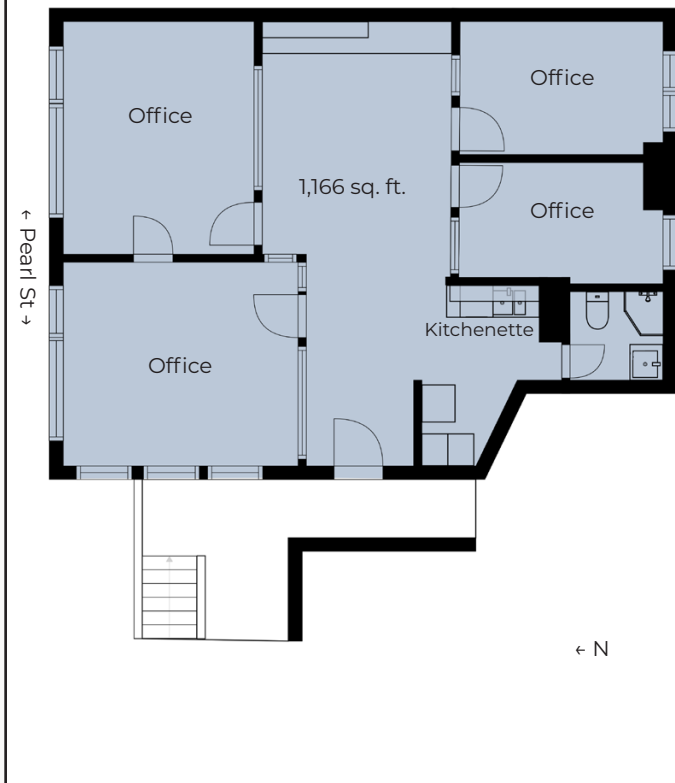


Unit 728

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



Unit 726-C Floor Plan



Unit 726-C



Unit 726-C

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.