

1803 S. Foothills Hwy

Boulder, CO

FOR SALE · One-of-a-Kind Location with Stunning Flatiron Views

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Property Info & Gallery

View Map

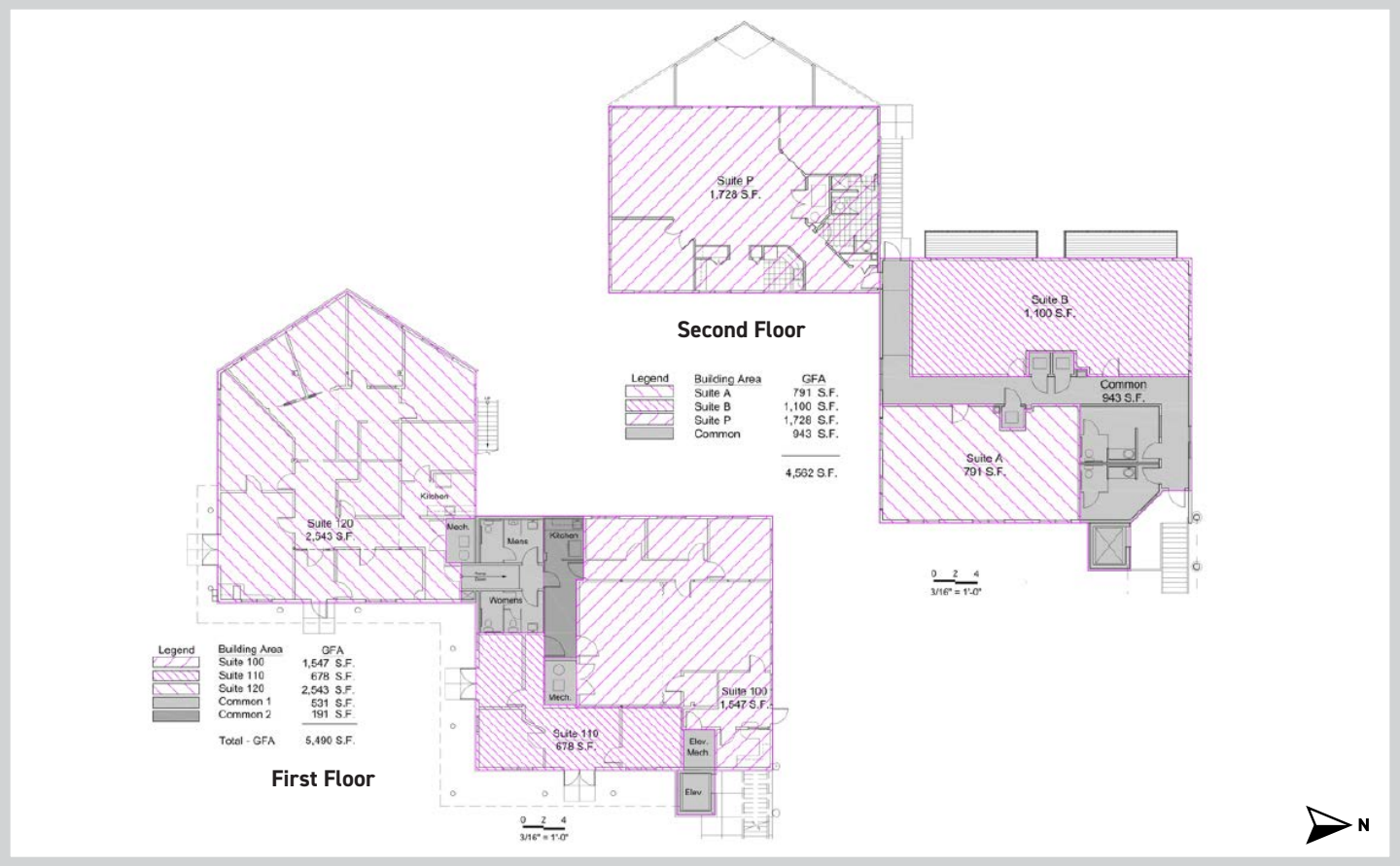
Building Size	10,531 sq. ft.
Lot Size	±0.84 Acres
Sale Price	$2,738,000 ($260 / sq. ft.)

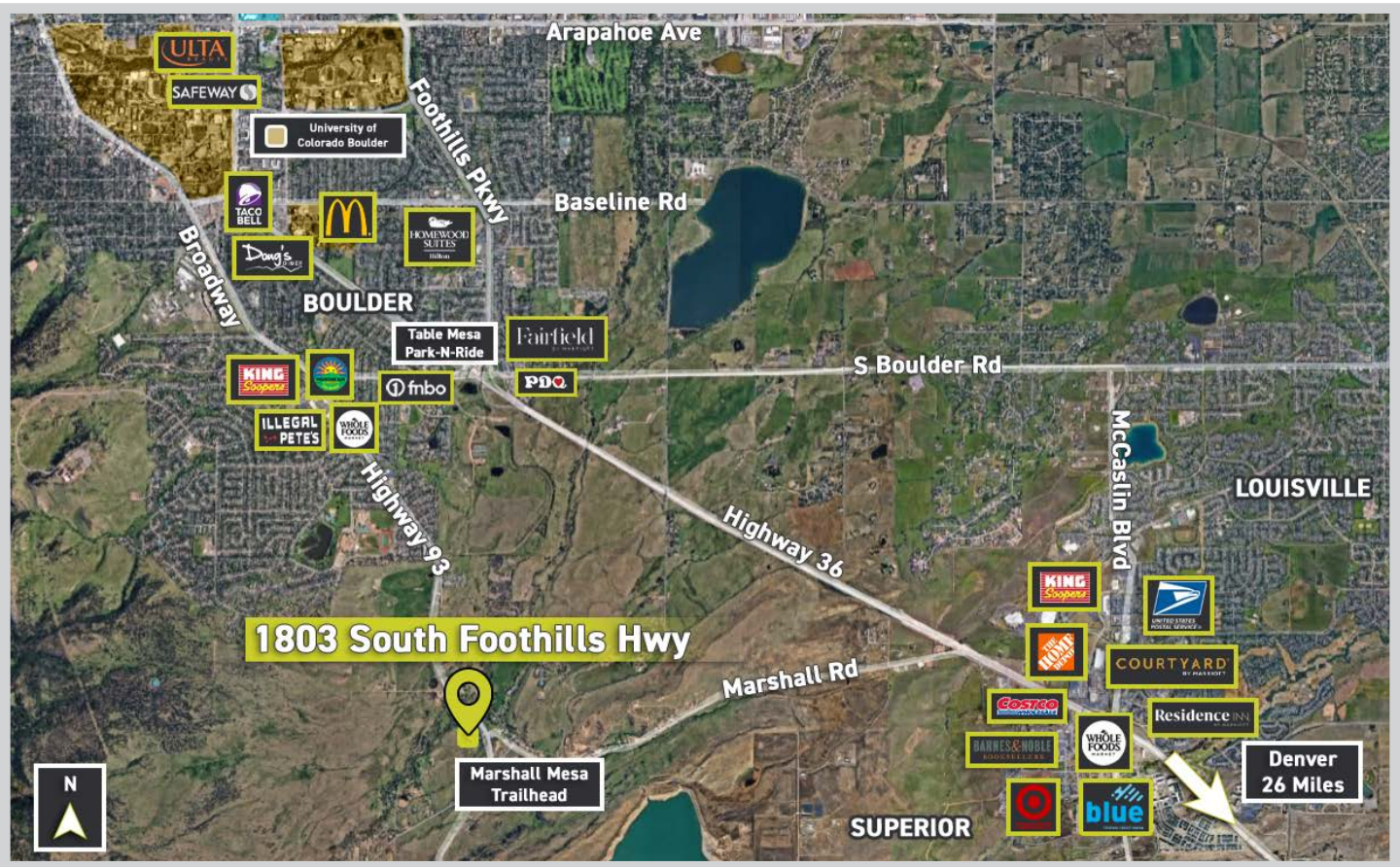
- 2-Story Office Building with Elevator, Full Kitchen, Showers, Work Out Area, & Expansive Deck with Unobstructed Views of the Flatirons
- Surrounded by Permanently Protected Open Space with Unbeatable Trail Access to Eldorado Canyon State Park, Marshall Mesa Trail, South Boulder Creek for Hiking, Biking & Trail Running
- Perfect for Owner/User with Excellent Potential to Add Value Through Renovation; Easy to Subdivide & Lease Out Extra Space for Additional Rental Income
- Fabulous Access to Hwy 36 – Boulder – Golden – DIA & Denver with Nearby Restaurants, Services & Stores at Table Mesa Shopping Center & Costco Center in Superior
- Incredible Visibility on Hwy 93 with Ample Parking
- Zone B (Business) Permits a Wide Range of Commercial Uses-by-Right Such as Professional Office, Co-Officing, Retail, Restaurant, Bank, Day Care, Indoor Recreation, Lodging, Church, Educational Facility & Many More!

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