

1200 Yarmouth Ave

Unit C-1B, Boulder, CO

Uptown Broadway Retail/Office Condo For Sale

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Property Info & Gallery

View Map

Unit Size	2,473 sq. ft.
Sale Price	~~$1,285,960~~ $950,000 ($384 / sq. ft.)
Annual Taxes & Association Fees (2026)	$42,988 ($17.38 / sq. ft.)

- First Floor North Boulder Condo Unit Ideal for Retail or Office
- New Owner Could Occupy the Entire Space or Divide & Lease a Portion
- Current Income of $52,800 / Year from Leased Offices (Can Be Terminated With 120-Day Notice)
- Nestled at the Intersection of Broadway & Yarmouth with Free Parking
- High Visibility with Frontage Adjacent to Bacco Trattoria on Yarmouth
- Second Direct Entrance from Free Parking Lot
- Current Layout Features Reception, 6 Private Offices, Large Open Retail, Studio, Meeting or Work Area, Well-Appointed Kitchen, Storage, & Two Private ADA Restrooms
- Light & Bright Design with Natural Light throughout; Easily Divided
- Surrounded by Fantastic Amenities, including Spruce Confections, Amante Coffee, Tierra Y Fuego Taqueria, Moxie Bread Company & Bacco Trattoria
- BMS Zoning Allows for a Wide Range of Uses, including Personal Service, Office, Medical, Retail & Financial Services

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

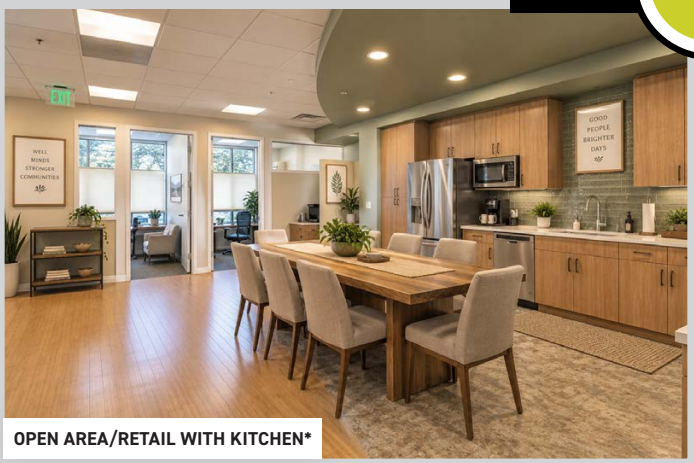


LARGE PRIVATE OFFICE*

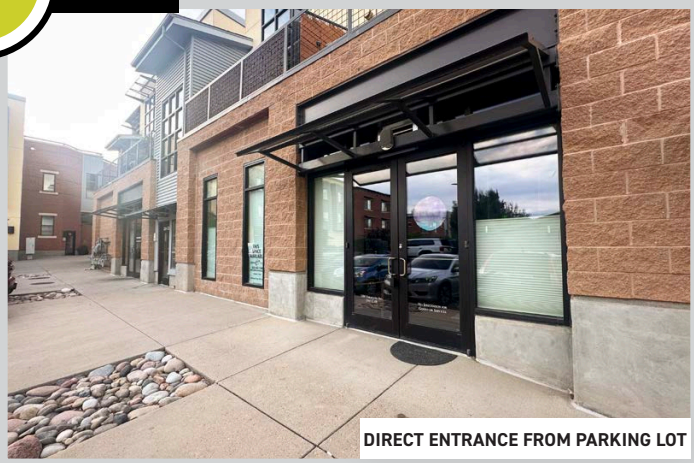


STUDIO/RETAIL/MEETING SPACE

VIDEO TOUR

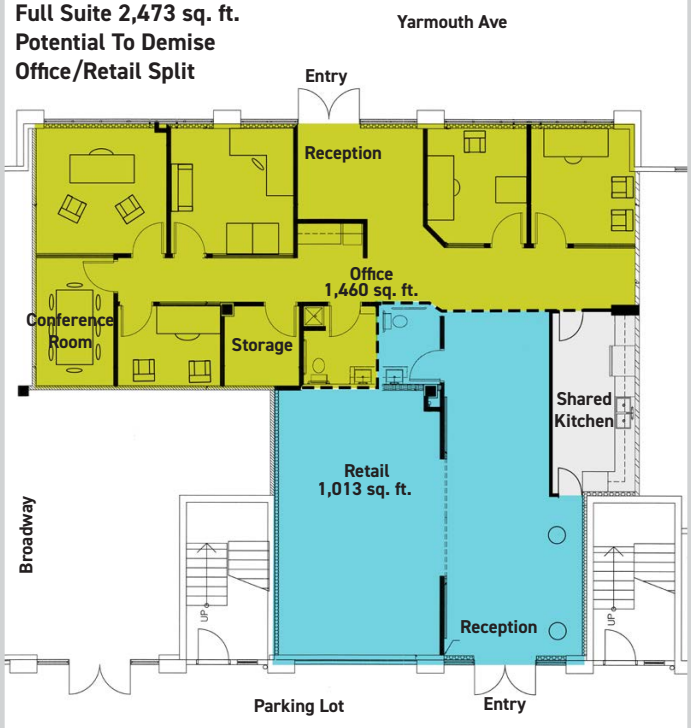


OPEN AREA/RETAIL WITH KITCHEN*

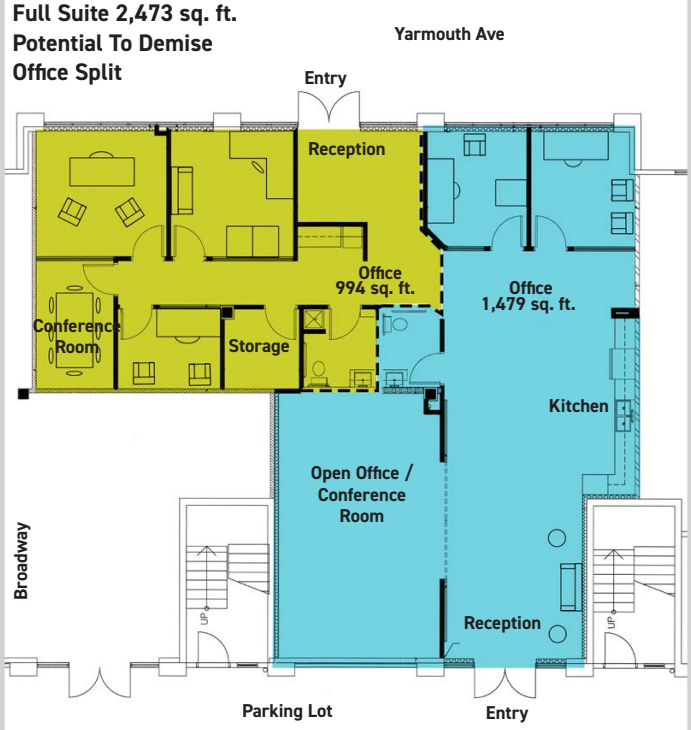


DIRECT ENTRANCE FROM PARKING LOT

Unit C-1B
Full Suite 2,473 sq. ft.
Potential To Demise
Office/Retail Split



Unit C-1B
Full Suite 2,473 sq. ft.
Potential To Demise
Office Split



*Virtually Staged

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