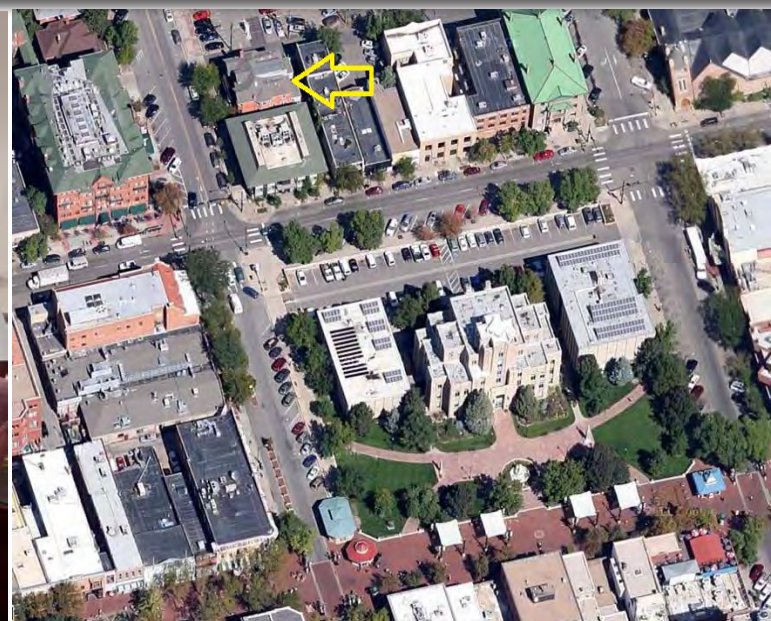


Downtown Boulder Ownership Opportunity

2118 13th Street



EXCLUSIVELY Geoffrey E. Keys
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Ronan B. Truesdale 303-447-2700
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Keys Commercial

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Heart of Boulder Class AAA Ownership Opportunity

Across from the Historic Hotel Boulderardo



2118 13th Street-Boulder's Finest Stand-Alone Historic Building

- **\$3,950,000**
- **Total Building Size: 6,149 Sq Ft**
- **Property Taxes: \$75,771**
- **Flexible Zoning: DT-3**
- **Most FF&E Available**
- **Extensively Remodeled**
- **Updated Server Room**



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