



\$ 1,300,000



3160 Folsom St, Boulder, CO 80304

- » Beds: 8 | Baths: 4 Full
- » MLS #: 1043488
- » Multi-Family | 3,510 ft<sup>2</sup> | Lot: 9,406 ft<sup>2</sup>
- » More Info: [3160FolsomSt.IsForSale.com](http://3160FolsomSt.IsForSale.com)



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Prime Central Boulder investment! Unlock a golden opportunity in the heart of Boulder with this classic 1967 side-by-side brick duplex. Perfectly situated in Central Boulder, the property delivers both strong rental income and future potential. Each unit is currently leased at \$3,000/month, and the detached garage provides an additional \$480/month - with room to increase rents over time. Inside, thoughtful updates include fresh paint, new carpet, and durable LVT flooring, ensuring a turnkey experience for tenants or future owners. There is expansive alley parking. The property sits directly on the bike path and bus route, providing unmatched convenience to Boulder's best amenities - from CU, Pearl Street Mall and 29th Street shops to endless trails and outdoor adventures. Whether you're seeking a pure investment property or envision living on one side while renting the other, this versatile duplex offers the flexibility and value that make Boulder real estate so desirable.

