

645 Walnut St

Boulder, CO 80302

Class B Office Building of 1,857 SF Sold on 10/28/2021 for \$1,450,000 - Research Complete

buyer

Leighan Jaskiewicz
1880 Arapahoe St
Denver, CO 80202
(954) 798-8988

seller

Thomas P Zahradka
1970 76th St
Boulder, CO 80301
(720) 289-2702

vital data

Escrow/Contract:	-	Sale Price:	\$1,450,000
Sale Date:	10/28/2021	Status:	Confirmed
Days on Market:	163 days	Building SF:	1,857 SF
Exchange:	No	Price/SF:	\$780.83
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	3,920	Actual Cap Rate:	-
Acres:	0.09	Down Pmnt:	\$290,000
\$/SF Land Gross:	\$369.86	Pct Down:	20.0%
Year Built, Age:	1910 Age: 111	Doc No:	3923811
Parking Spaces:	4	Trans Tax:	-
Parking Ratio:	2.15/1000 SF	Corner:	No
FAR:	0.47	Zoning:	BT-2
Lot Dimensions:	-	No Tenants:	2
Frontage:	-	Percent Improved:	30.4%
Tenancy:	Single	Submarket:	Boulder
Comp ID:	5746251	Map Page:	-
		Parcel No:	1461254-42-011
		Property Type:	Office

income expense data

Listing Broker

Dean Callan & Company, Inc.
1510 28th St
Boulder, CO 80303
(303) 449-1420
Dryden Dunsmore, Beau Gamble

Buyer Broker

financing

prior sale

Date/Doc No:	5/29/2018
Sale Price:	\$445,000
CompID:	4289953