

\$775,000 - 1291 W 3rd Avenue, Broomfield

MLS® #6963644 RE COLORADO Listing Office: Pinnacle Real Estate Advisors

\$775,000

4 Bedroom, 4.00 Bathroom, 2,531 sqft
Residential Income on 0 Acres

Broomfield Heights, Broomfield, CO

Turnkey 4-plex in the heart of Broomfield, ideally positioned between Boulder (15 min) and Downtown Denver (25 min). Priced at \$775,000, this fully leased value-add opportunity features four 1BR/1BA units, a detached 4-car garage, and additional income from laundry, utility reimbursements (RUBS), and potential garage storage rental. Currently producing a 6.57% cap rate with proforma upside to 7.45% through light renovations, maximizing garage potential and rental increases. Strong local demographics and proximity to Interlocken Business Park, Broomfield Community Park, and the future Northwest B-Line Light Rail enhance long-term value and rent demand. Investors will appreciate the rare sub-\$800K multifamily opportunity in a highly desirable, growth-oriented corridor. Please reach out to Luke Salazar at 303-962-9534, LSalazar@PinnacleREA.com with any questions.

RE COLORADO

Listing Courtesy of Pinnacle Real Estate Advisors

Built in 1960

Essential Information

MLS® #	6963644
Price	\$775,000
Bedrooms	4



Bathrooms	4.00
Square Footage	2,531
Acres	0.18
Year Built	1960
Type	Residential Income
Sub-Type	Quadruplex
Status	Active

Community Information

Address	1291 W 3rd Avenue
Subdivision	Broomfield Heights
City	Broomfield
County	Broomfield
State	CO
Zip Code	80020

Amenities

Parking Spaces	4
Parking	Oversized
# of Garages	4

Interior

Heating	Baseboard
Cooling	None
Stories	Two

Exterior

Lot Description	Flood Zone
Roof	Shingle

School Information

District	Boulder Valley RE 2
Elementary	Emerald
Middle	Aspen Creek K-8
High	Broomfield

Additional Information

Date Listed	May 1st, 2025
Zoning	R-5

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