

# \$2,099,000 - 573 S Arthur Avenue, Louisville

MLS® #7171973 RE COLORADO Listing Office: eXp Realty, LLC

---

**\$2,099,000**

0 Bedroom, 0.00 Bathroom, 7,744 sqft

Commercial Sale on 1 Acres

N/A, Louisville, CO

Updated inside and out on this large free-standing building in Colorado Tech Center. 12'h dock door with lift and 16' ceilings in large warehouse space. Additional space includes large workroom/office w/ write-on boards, conference room, lobby, and break room with new appliances, cabinets, and counters. Currently owner-occupied but investor friendly flex space, for sale or lease. New owners have done extensive renovation and improvements to property and site, including new approx. 760 sf office area, extending the conference room by approx. 25 sf, custom blinds throughout, new construction in warehouse space adding approx. 960sf lab with brand new fire-rated commercial doors, professional mold remediation from previous owners, new drywall texture/paint throughout office spaces, and complete polishing and sealing of concrete floors in offices and reception area. Exterior of property renovations include French drains added to all 4 rear drains, new efficient outdoor lighting to all 4 sides of building, and landscaping improvement with tree removal and clean-up. Plenty of parking and room to add more. Extensive list of neighboring companies in CTC can be found at <https://coloradotechcenter.com/companies/> Situated halfway between Denver and Boulder, with quick access to Hwy287 plus plenty of bike trails into Louisville town center and beyond.



**Listing Courtesy of eXp Realty, LLC**

Built in 1992

**Essential Information**

MLS® #	7171973
Price	\$2,099,000
Bathrooms	0.00
Square Footage	7,744
Acres	0.85
Year Built	1992
Type	Commercial Sale
Sub-Type	Industrial
Status	Active

**Community Information**

Address	573 S Arthur Avenue
Subdivision	N/A
City	Louisville
County	Boulder
State	CO
Zip Code	80027

**Amenities**

Parking Spaces	12
----------------	----

**Exterior**

Roof	Metal
------	-------

**Additional Information**

Date Listed	January 27th, 2025
Zoning	Industrial



Terms and Conditions: The content relating to real estate for sale in this Web site comes in part from the Internet Data eXchange ("IDX") program of METROLIST, INC., DBA RECOLORADO® Real estate listings held by brokers other than RE/MAX Professionals are marked with the IDX Logo. This information is being provided for the consumers personal, non-commercial use and may not be used for any other purpose. All information subject to change and should be independently verified.

Copyright 2025 METROLIST, INC., DBA RECOLORADO® -- All Rights Reserved 6455 S. Yosemite St., Suite 500 Greenwood Village, CO 80111 USA

Listing information last updated on June 6th, 2025 at 8:04am MDT