

\$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
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Exterior

Roof	Metal
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Additional Information

Date Listed	January 27th, 2025
Zoning	Industrial



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