

FOR SALE

VICTORIAN OFFICE BUILDING



COLOROSA COMMERCIAL PROPERTIES



1601 VINE STREET DENVER, CO 80206

PRESENTED BY:



RACHEL COLOROSA

Commercial Director
303.886.8154
rachel.colorosa@kw.com

SHERI MERANDA

Commercial Director
303.913.5810
sheri.meranda@kw.com

EXECUTIVE SUMMARY

Building Size 4,433sf
+ 610sf garage/carriage house

Lot Size 9,375sf

Sale Price \$1,295,000

Year Built 1915

Zoning G-RO-3

Built in 1915, this Victorian Mansion boasts a large covered front porch, reception desk and waiting area, two (2) conference rooms, eight (8) private offices, one (1) full bath with claw foot tub, two (2) half baths, a full kitchen, and main floor kitchenette.

The 610sf detached garage/carriage house houses two vehicles or can be converted to a rental unit



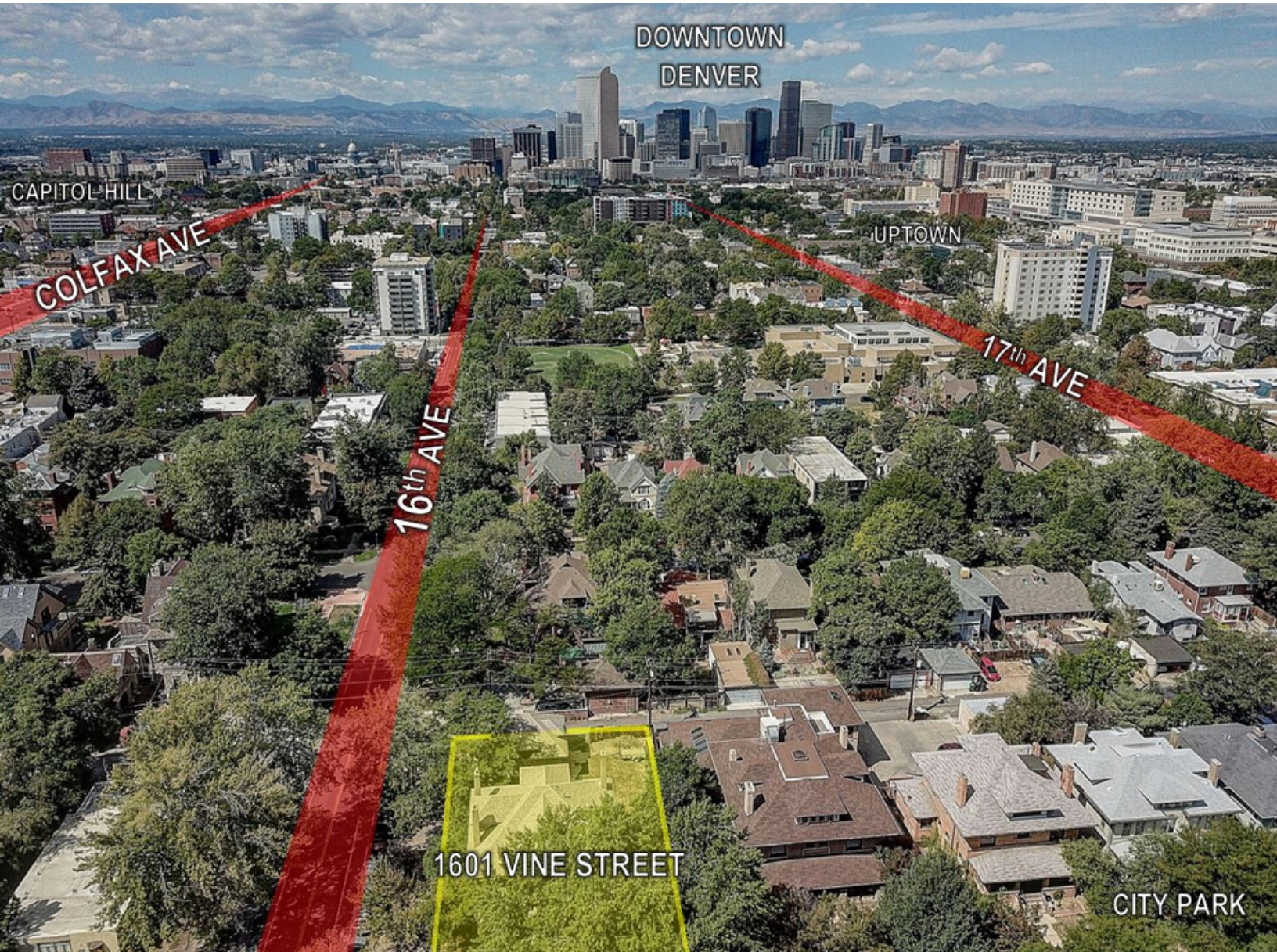
PROPERTY HIGHLIGHTS

- Strong signage and visibility to 16th Avenue
- 3-minute walk to Colfax Avenue shops/restaurants, 8-minute walk to City Park, 8-minute drive to Downtown Denver
- 2 off-street parking with opportunity to add 2-4 more spaces
- Sewer replaced 2018
- Roof replaced 2011
- HVAC replaced 2013

[CLICK HERE FOR VIRTUAL TOUR](#)

*Please do not disturb business

LOCATION OVERVIEW



Downtown Access:

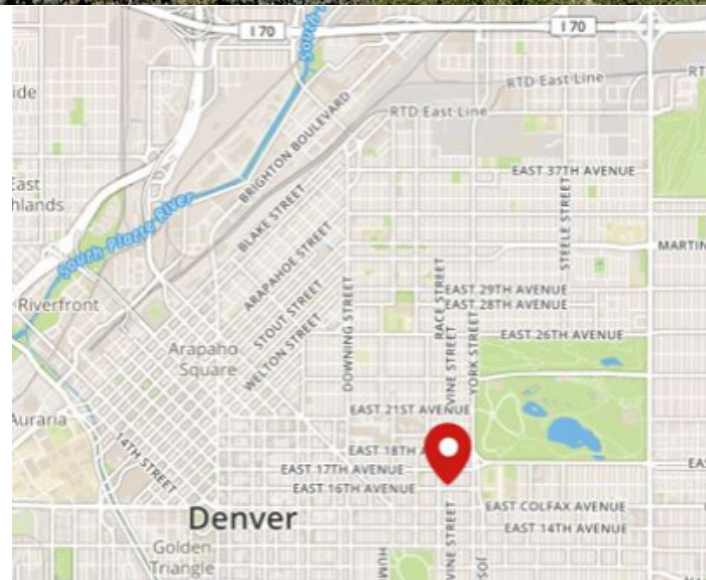
- 8-minute Drive to Downtown
- 8-minute Drive to I-70

WALK SCORE
83

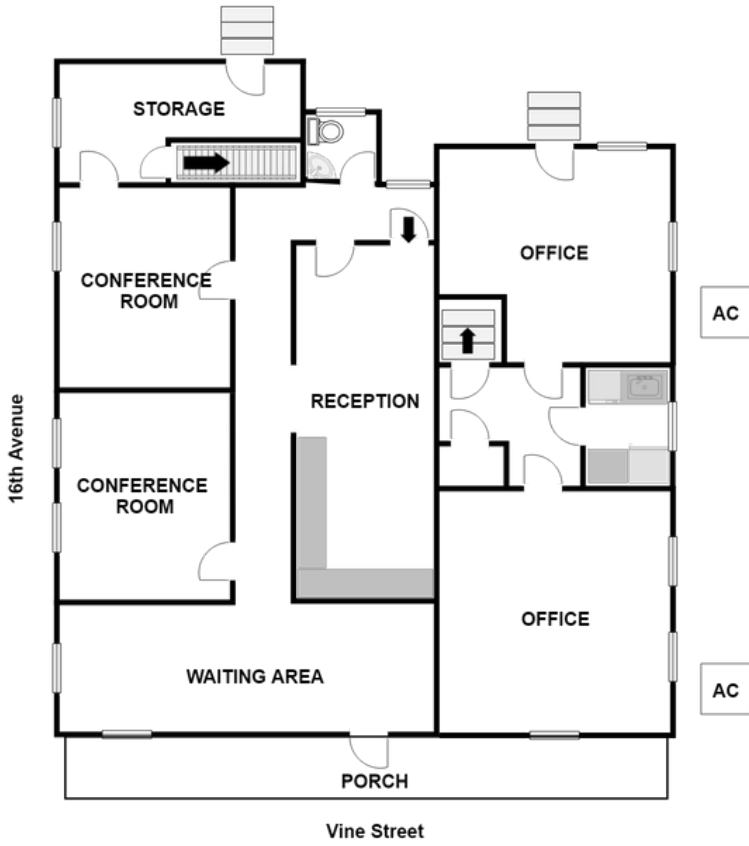
Walkability:

- 3-minute walk to Colfax Avenue
- 5-minute walk to Uptown bars/restaurants
- 3-minute walk to City Park
- 3-minute walk to public transit

BIKE SCORE
98



1ST FLOOR



2ND FLOOR



3RD FLOOR



INTERIOR PHOTOS





INVESTMENT CONTACTS:

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