

1670 YORK ST DENVER, CO 80206

\$1,490,000

OFFICE BUILDING FOR SALE



PREPARED BY:

DOUG GATES

Commercial Real Estate Advisor

Office: 303.905.0406

Direct: 303.905.0406

dgates@madisoncommercial.com



JEFF WALSH

Senior Commercial Real Estate Advisor

Office: 303.596.7525

Direct: 303.596.7525

jwalsh@madisoncommercial.com



PROPERTY SUMMARY

1670 YORK ST



PROPERTY DESCRIPTION

This beautifully renovated 4,932 SF standalone office building, originally built in 1920 and renovated in 2019, seamlessly blends historic charm with modern functionality. Featuring 10 spacious offices, 2 well-appointed conference rooms, and updated finishes throughout, this property is ideal for a professional business seeking character and efficiency. With its unique architecture and turnkey upgrades, it offers both prestige and practicality in a prime location. Perfect for businesses looking to own a timeless, yet modern workspace.

PROPERTY HIGHLIGHTS

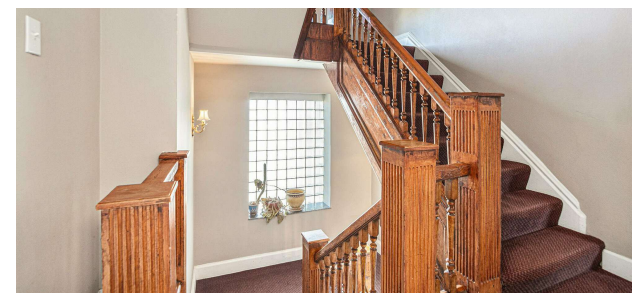
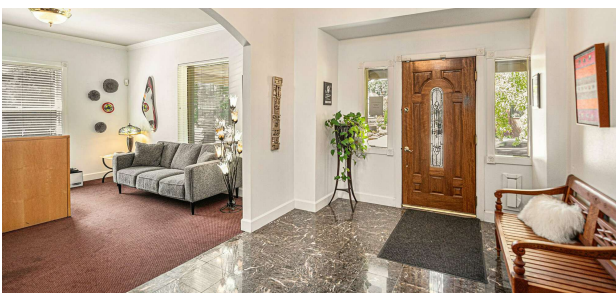
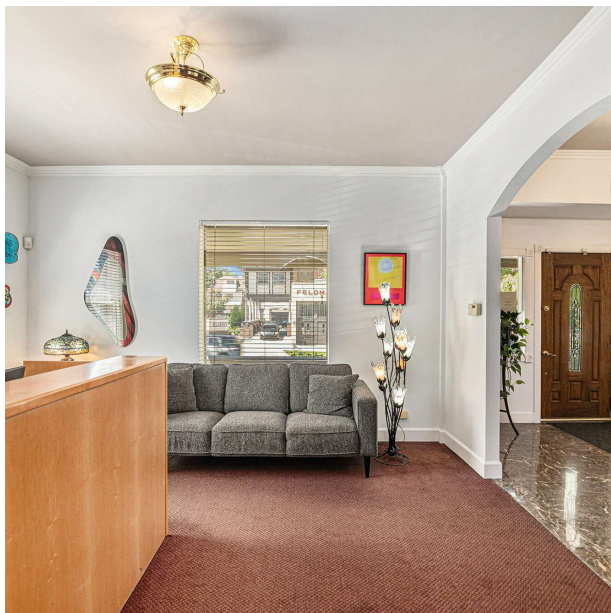
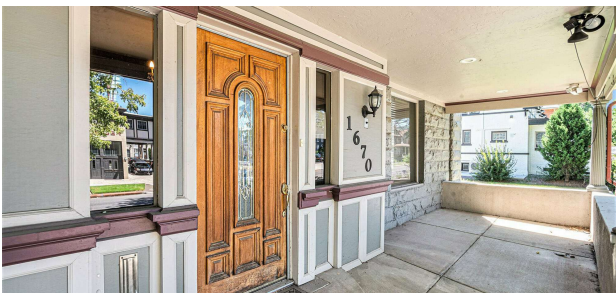
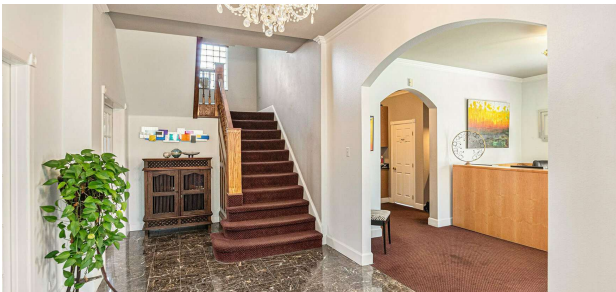
- 3 story office building located at Josephine St & E 17th Ave
- Nestled in vibrant City Park West neighborhood
- Near City Park & Cheesman Park
- Walking distance to multiple restaurants and retailers
- 10 total offices with 4 on the 2nd floor and 6 smaller offices on the 3rd floor
- Conveniently located 10 minutes from Downtown Denver

OFFERING SUMMARY

Sale Price:	\$1,490,000
Building Size:	4,932 SF
Price/SF:	\$302/SF
Lot Size:	10,100 SF (.23 AC)
Year Built Renovated:	1920 2019
Zoning (Denver):	C-MX-5
Parking:	10 surface parking
Property Taxes (2023):	\$24,363
Offices:	10 total (4 large & 6 small)
Conference Rooms:	2 total (6 person & 12 person)
Basement:	Storage
Restrooms:	3 restrooms; one of each floor

INTERIOR PHOTOS

1670 YORK ST



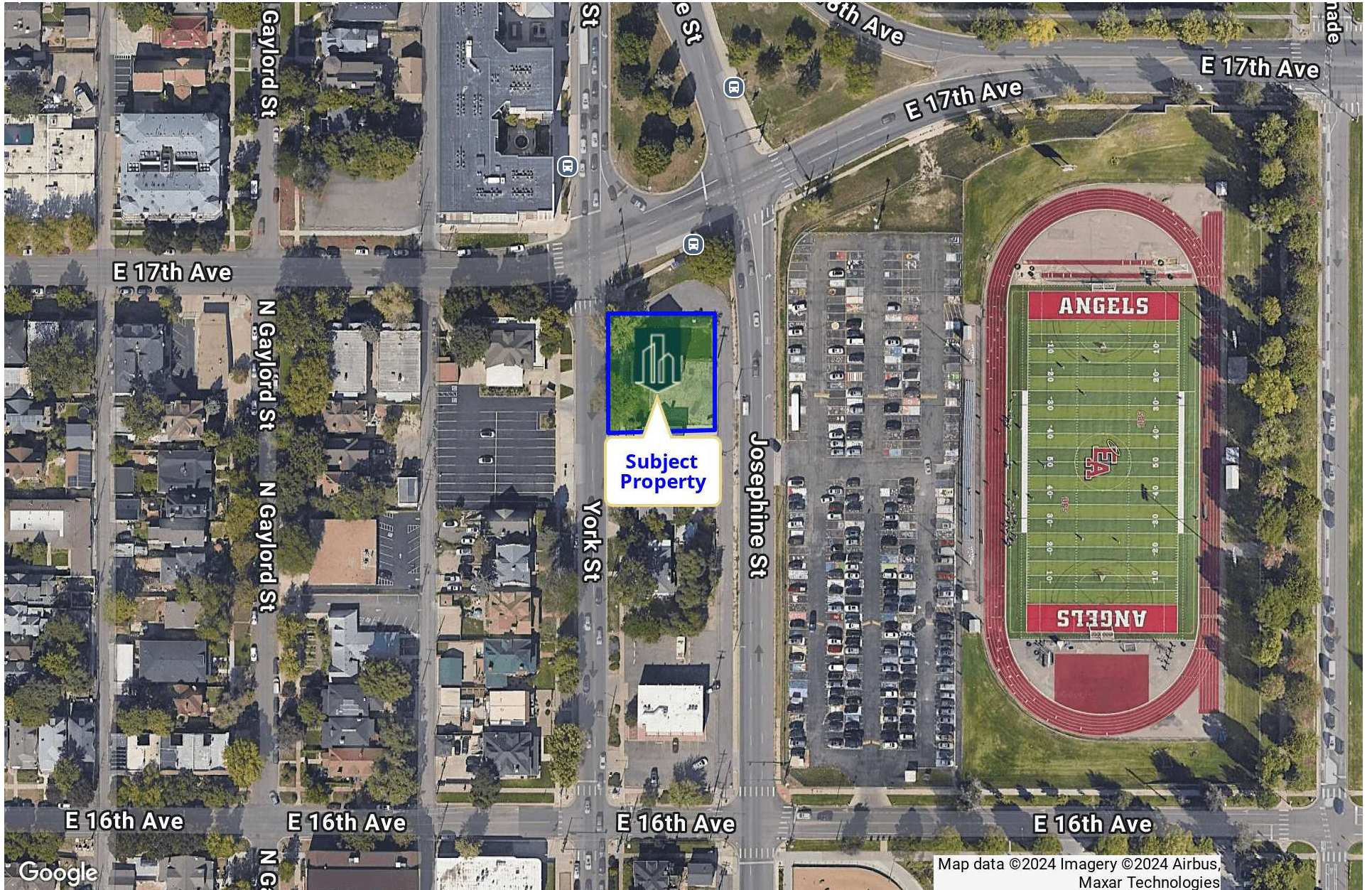
RETAILER MAP

1670 YORK ST



AERIAL MAP

1670 YORK ST



Google

Map data ©2024 Imagery ©2024 Airbus,
Maxar Technologies

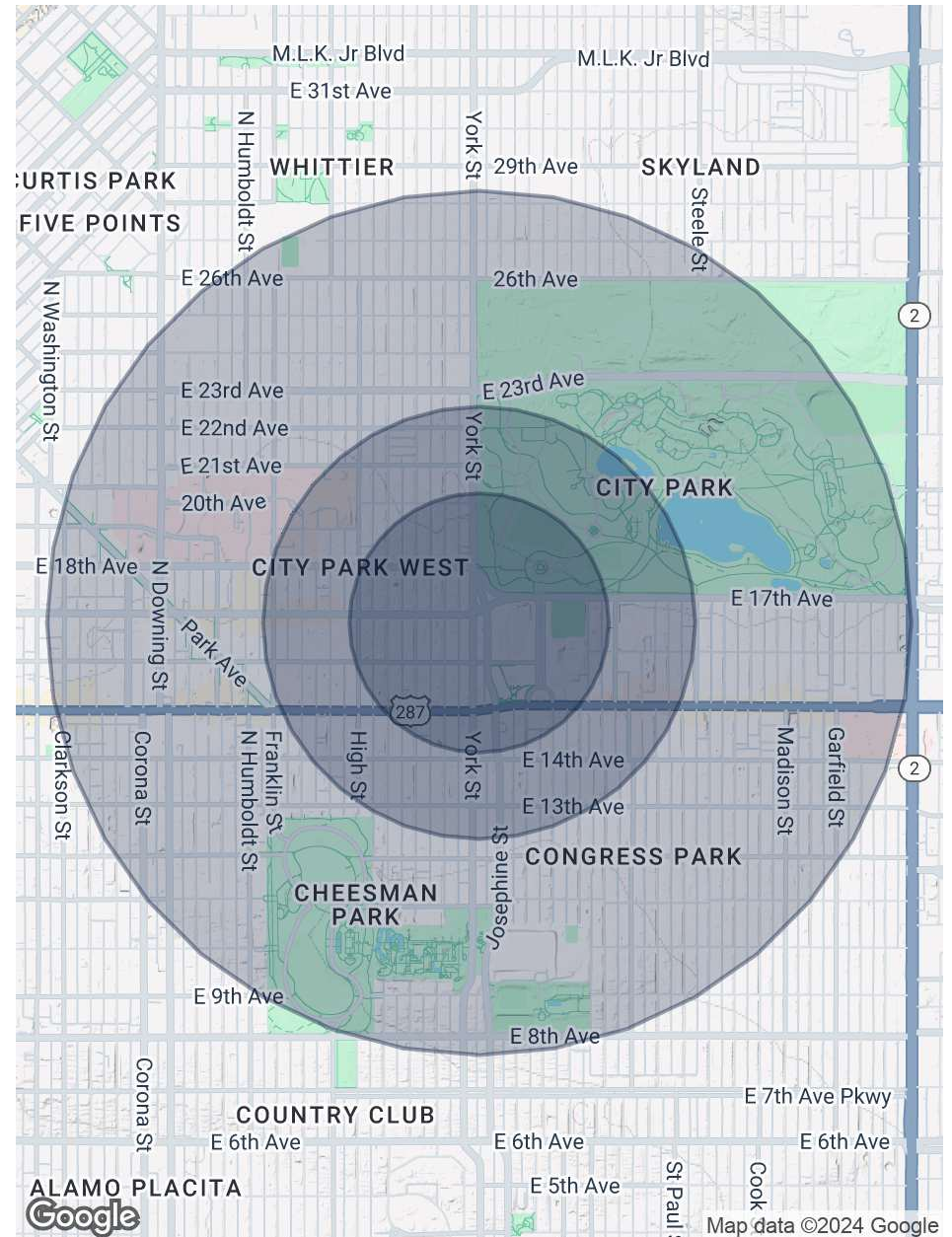
DEMOGRAPHICS MAP & REPORT

1670 YORK ST

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,780	9,096	31,685
Average Age	38	39	39
Average Age (Male)	39	40	40
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,085	5,472	18,174
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$120,282	\$115,065	\$123,287
Average House Value	\$1,000,923	\$953,052	\$911,821

Demographics data derived from AlphaMap



DISCLAIMER

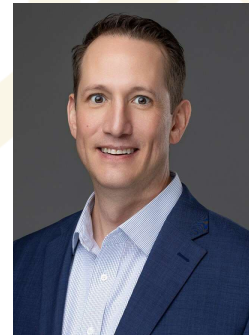
This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. In All financial projections and information are provide for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Madison Commercial Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which

making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Madison Commercial Properties. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Madison Commercial Properties. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Madison Commercial Properties.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited



For more information about this building, contact:

DOUG GATES

Commercial Real Estate Advisor

Office: 303.905.0406

Direct: 303.905.0406

dgates@madisoncommercial.com



**MADISON
COMMERCIAL**

PROPERTIES



**MADISON
COMMERCIAL**

PROPERTIES

501 S Cherry St. Suite 350 | Denver, CO 80246
720.441.1460 | info@madisoncommercial.com | madisoncommercial.com