

5-UNIT MULTI-FAMILY OFFERING

852 N CLARKSON ST

DENVER, CO 80205



[URL
LISTING](#)

FOR SALE: \$1,175,000

5.90-7.28% CAP RATE | COMPLETELY UPDATED AND FULLY LEASED



[TOUR
VIDEO](#)

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852 N CLARKSON ST

5-Unit Multi-Family Offering

Updated 1897 Denver brick charmer in a premium Congress Park location, this fully leased five-unit property offers stable income today with clear upside ahead. Steeped in history, the building still showcases its original hardwood floors, beautiful moldings, fireplaces, stained glass, and intricate woodwork—paired seamlessly with updated kitchens and bathrooms that feature clean, newer finishes.

The unit mix includes spacious 1-bed and 2-bed layouts, a studio, and a top-floor attic apartment, each with its own character, tall ceilings, and generous natural light. Once a well-known social destination for government officials more than a century ago, the property carries a unique legacy while functioning as a reliable investment today. Heat is provided by a central boiler, utilities are master-metered, and on-site laundry, currently free, can be converted to income. The two-car garage also offers additional revenue potential.

Situated between City Park, Cheesman Park, the Botanic Gardens, and just minutes to Downtown Denver, this is an exceptional investment with strong demand, low vacancy risk, and room to elevate rents and value through thoughtful updates.

Schedule a private tour with your agent today.

Jeff Hahl (303) 718-4969

PROPERTY SUMMARY

5

TOTAL UNITS

1892

YEAR BUILT

\$105,264

ANNUAL INCOME

2,875 SF

BUILDING SIZE

OFFERING PRICE \$1,175,000

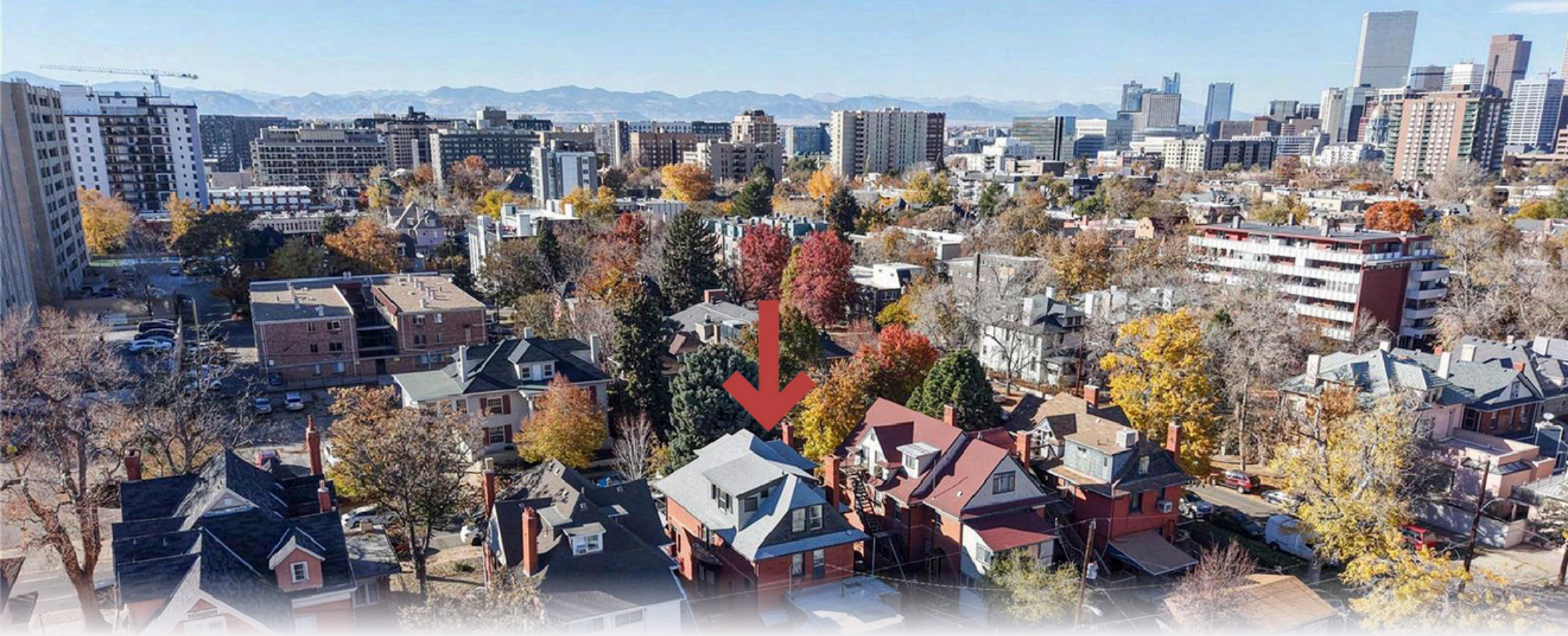
ZONING U-RH-2.5 (Residential Multi-Family)

TOTAL UNITS 5 (Mix of 1-Bed, 2-Bed, and Studio layouts)

ZONING U-RH-2.5 (Residential Multi-Family)

LOT SIZE 5,104 SQ FT

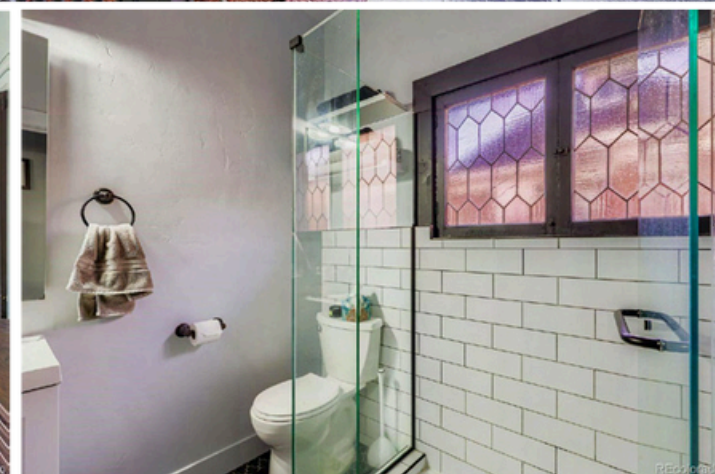
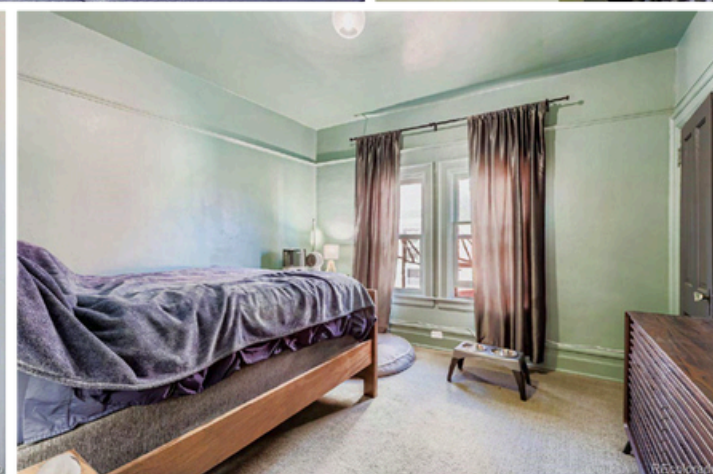
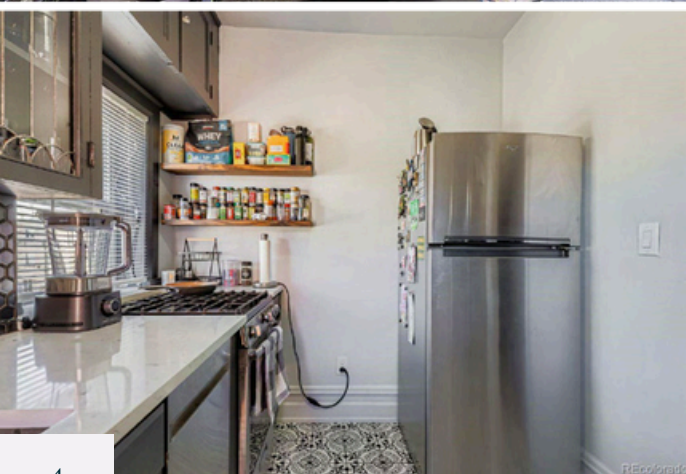
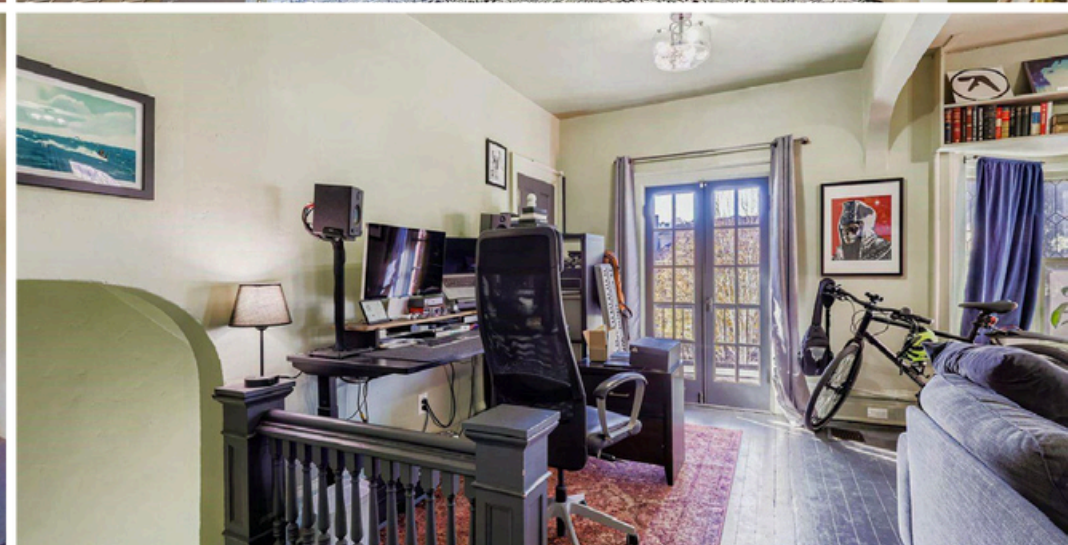
CAP RATE 5.90-7.28%

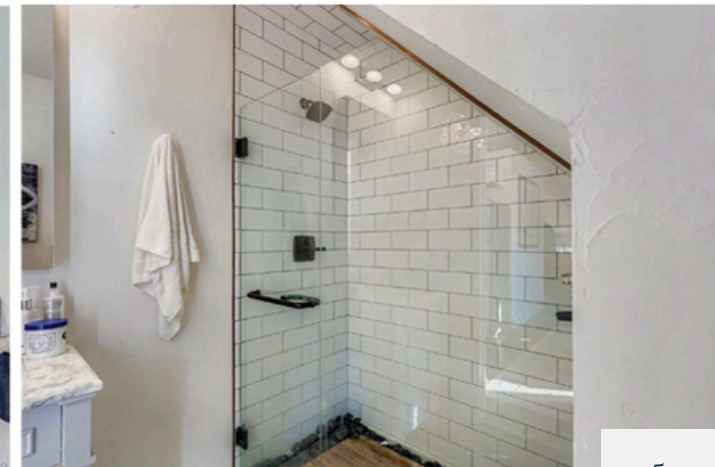


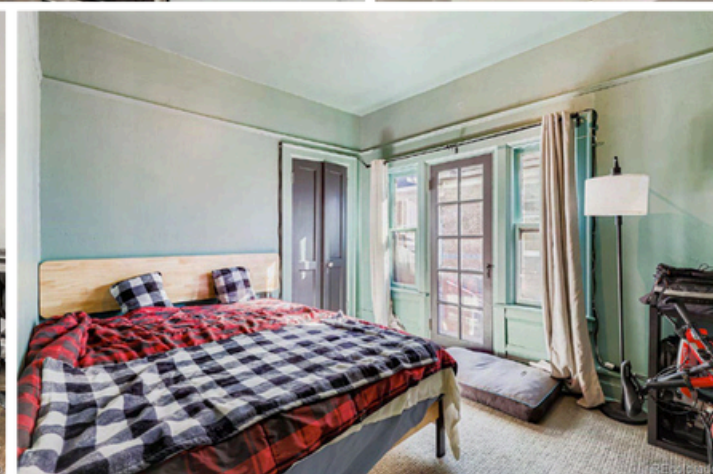
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*Situated on a 5,104 sq ft lot just moments from Cheesman Park,
Downtown, and Denver's top dining and shopping districts!*







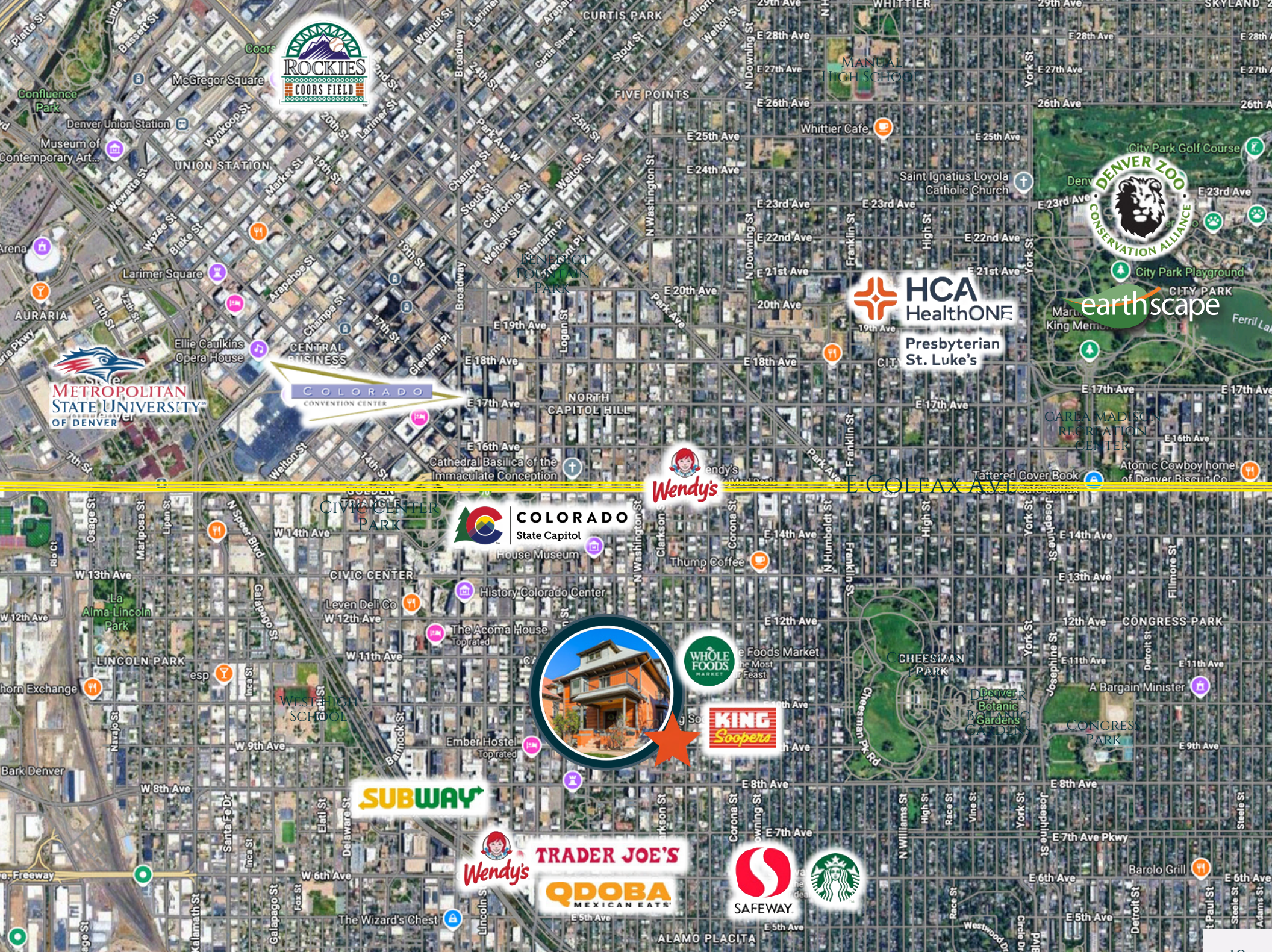


Income							
Unit	Lease Expiration	Unit Mix	Current Income	Proforma Income	Yr 2 Income	Yr 3 Income	Yr 3 Income
Basement 2/2	6/27/2026	2bd, 2ba	\$1,800	\$1,985	\$2,150	\$2,250	\$2,100
1st Floor 2/1	12/26/2026	2bd, 1ba	\$2,000	\$2,100	\$2,200	\$2,300	\$2,300
2nd Floor 2/1	12/26/2026	2bd, 1ba	\$2,000	\$2,100	\$2,200	\$2,300	\$2,300
Attic Studio	6/27/2026	Studio, 1ba	\$1,550	\$1,650	\$1,750	\$1,850	\$1,850
Detached Studio	Signing New Lease	Studio, 1ba	\$1,350	\$1,400	\$1,550	\$1,650	\$1,650
Additional Income (Laundry, Parking, etc)			\$72	\$272	\$272	\$272	\$72
Monthly (Total)			\$8,772	\$9,507	\$10,122	\$10,622	\$10,272
Vacancy			0%	3%	3%	3%	5%
Annual Income			\$105,264	\$110,661	\$117,820	\$123,640	\$117,101

Expenses (Approximate)									
Unit	Current	Proforma	Year 2	Year 3					
Utilities	\$9,492	\$9,682	\$9,875	\$10,073					
Taxes	\$6,039	\$6,160	\$6,283	\$6,409					
Maintenance	\$3,750	\$3,825	\$3,902	\$3,980					
Insurance	\$9,295	\$9,481	\$9,671	\$9,864					
Management (7%)	\$7,368	\$7,516	\$7,666	\$7,819					
Annual Expense	\$35,945	\$36,664	\$37,397	\$38,145					
Average Monthly	\$2,995.39	\$3,055.30	\$3,116.40	\$3,178.73					
Notes: Not individually metered - owner pays all (Xcel, Water, etc)									
					Net Opp Income	\$69,319	\$73,998	\$80,423	\$85,495
					List Price/Value **	\$1,175,000	\$1,210,250	\$1,246,558	\$1,283,954
					Cap Rate	Current	Proforma	Year 2	Year 3
						5.90%	6.30%	6.84%	7.28%
					Value on Cap Rate	5.50%	1,345,417	1,462,241	1,554,460

	Current	Proforma	Year 2	Year 3
Purchase Price	\$1,175,000			
Down Payment %	40%			
Down Payment Amount	\$470,000			
Loan amount	\$705,000			
Annual Interest Rate	5.83%			
PI Payments	(\$4,150)			
Net Operating Income	\$69,319	\$73,998	\$80,423	\$85,495
Annual Debt Service	(\$49,801)	(\$49,801)	(\$49,801)	(\$49,801)
Annual Cash Flow	\$19,518	\$24,197	\$30,622	\$35,694
Annual Cash on Cash Return	4.15%	5.15%	6.52%	7.59%
Yr 1 Principal Reduction	\$9,188	\$9,118	\$9,723	\$10,209
Total Return	6.11%	7.10%	8.58%	9.78%
Total Return on Investment (Inc Appreciation)		15%	31%	49%
Expense Assume:	2% annual increase			
Appreciation Assume:	3% annual increase			





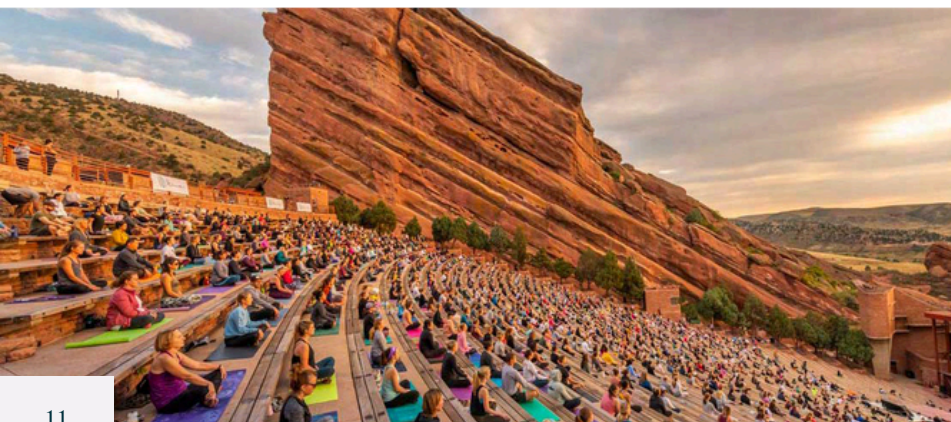
DENVER, CO

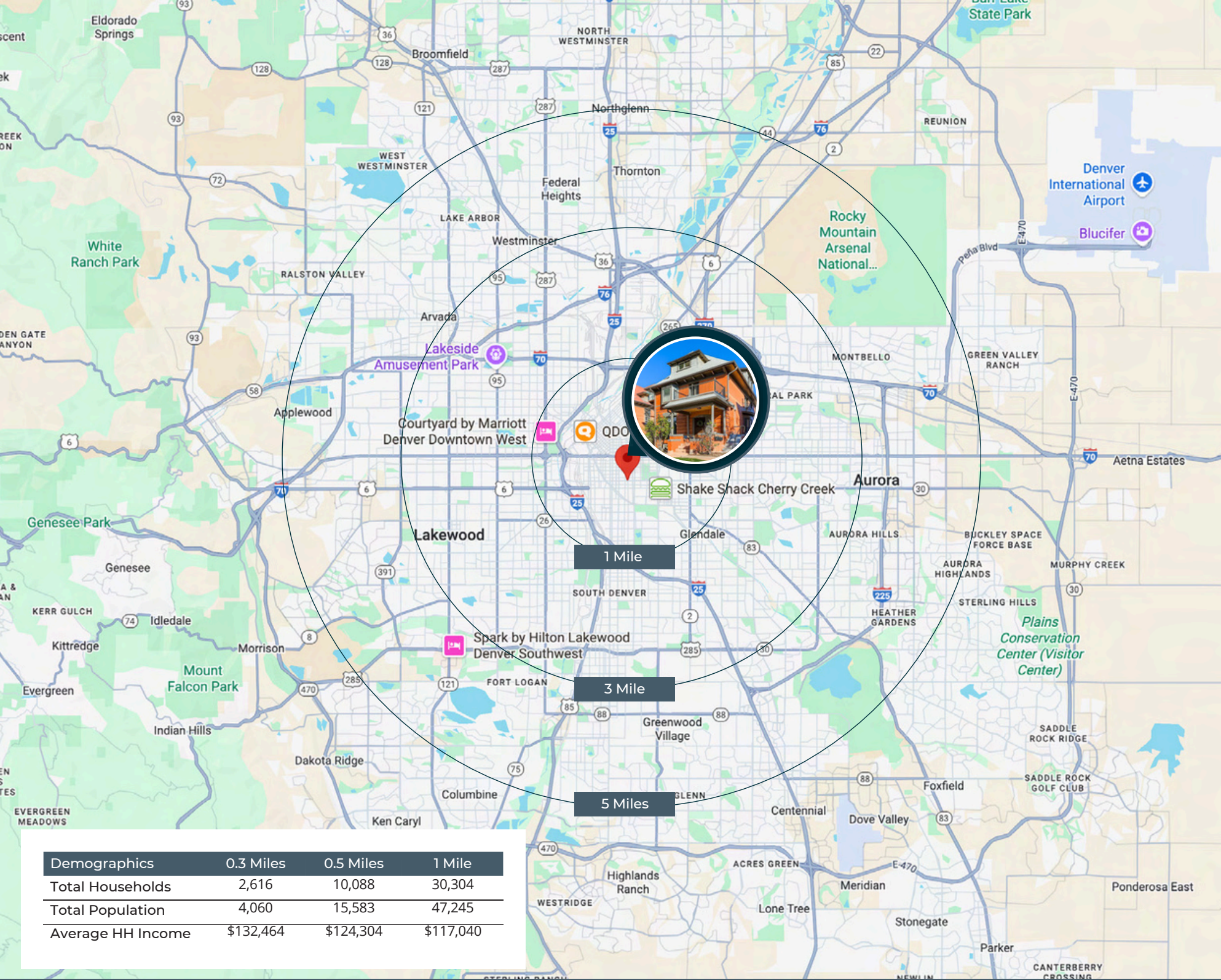
Market Overview

Denver Colorado, the “Mile High City,” is a dynamic urban center perched a mile above sea level, flanked by the scenic Rocky Mountains. Its modern skyline, dotted with high-rises, mirrors its economic progress, particularly in booming sectors like technology, telecommunications, energy, and a burgeoning aerospace industry. The city’s sunny, semiarid climate appeals to outdoor enthusiasts, complementing its urban charm.



Culturally vibrant, Denver boasts landmarks like the Denver Art Museum and the Museum of Nature and Science, reflecting its dedication to both Western heritage and contemporary innovation. The city’s arts district teems with galleries and performance spaces, showcasing local and international talent. The Red Rocks Amphitheatre, set amidst natural geological wonders, epitomizes its thriving music and performing arts scene, attracting global acts and audiences. In addition, the city hosts numerous festivals and events throughout the year, celebrating everything from film to food, further enriching its cultural tapestry. Denver’s economy benefits from this educational and innovative spirit, with environmental initiatives and sustainable urban development further driving economic growth. The city’s diverse culinary landscape, from street food to gourmet dining, and a celebrated craft beer culture, alongside a lively nightlife with bars, clubs, and music venues, makes Denver an inviting and economically vibrant destination for both residents and tourists. This economic dynamism is also reflected in the city’s burgeoning startup scene and tech industry, attracting entrepreneurs and investors alike. Additionally, Denver’s strategic location as a transportation hub contributes significantly to its commercial and logistical sectors, bolstering the overall economic health of the region.







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