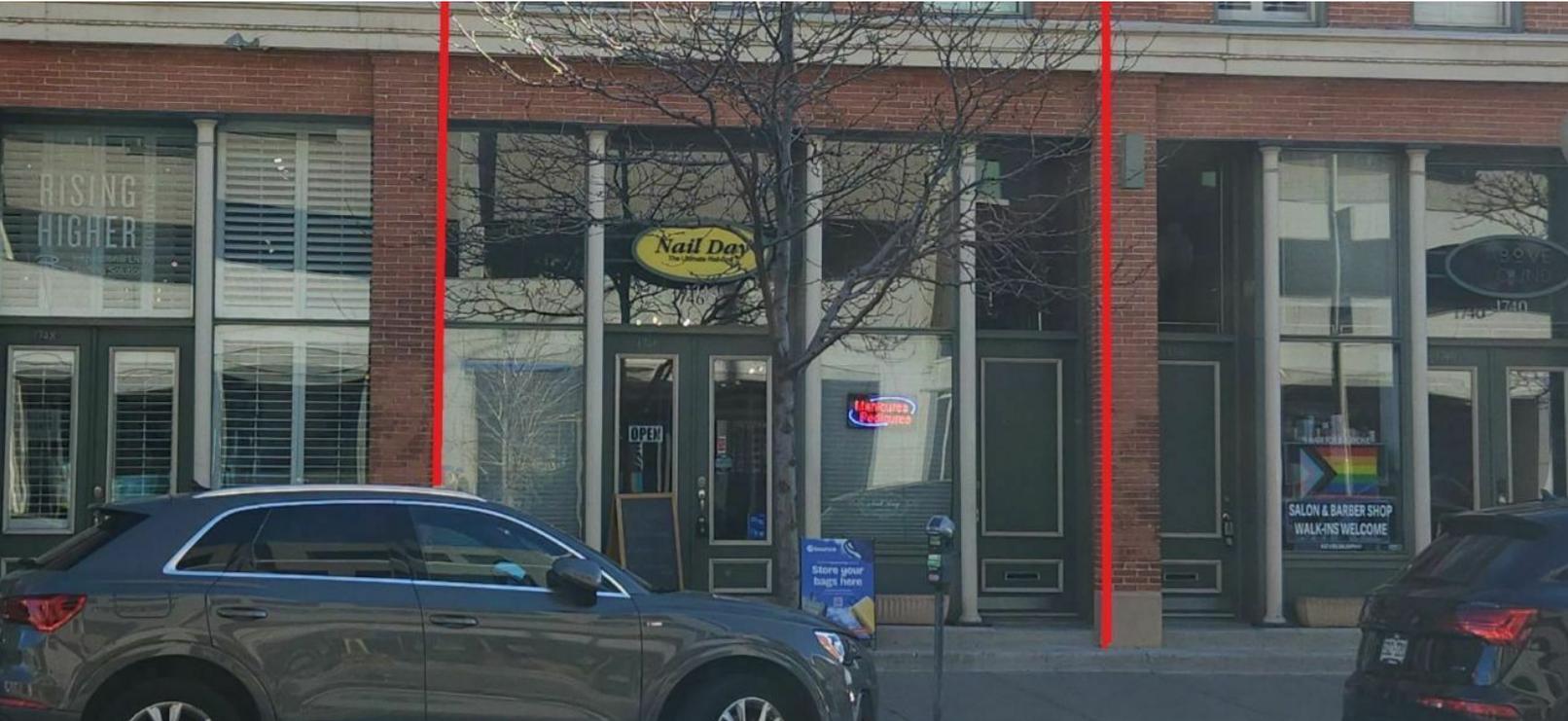


MIXED USE OR LIVE/WORK CONDO

1744-1746 Blake Street, Denver, CO 80202

FOR SALE



PROPERTY DESCRIPTION

Flexibility in LoDo retail/office storefront with storage and 1 bedroom/1 bath apartment above

PROPERTY HIGHLIGHTS

- Total SF available - 3,067 SF
- 1744 Blake St. - 1,034 SF 1 bedroom/1 bath light/bright apartment with skylights overlooking Blake St. and courtyard, pool, tennis court. 1 parking space included
- 1746 Blake St. - 999 SF 1st floor retail/office unit with 1,034 SF basement. Brick facade and historic appearance/charm. Features exposed brick and high ceilings
- Convenient access to Dairy Block, Union Station light rail, 16th Street, McGregor Square, Coors Field, restaurants, shops, and other LoDo attractions
- **Please Do Not Disturb the Tenants**

OFFERING SUMMARY

Sale Price:	\$1,299,000
Building Size:	3,067 SF



LOUIS LEE

Antonoff & Co. Brokerage, Inc.
CO #EA000328361
303.454.5416
llee@antonoff.com

CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

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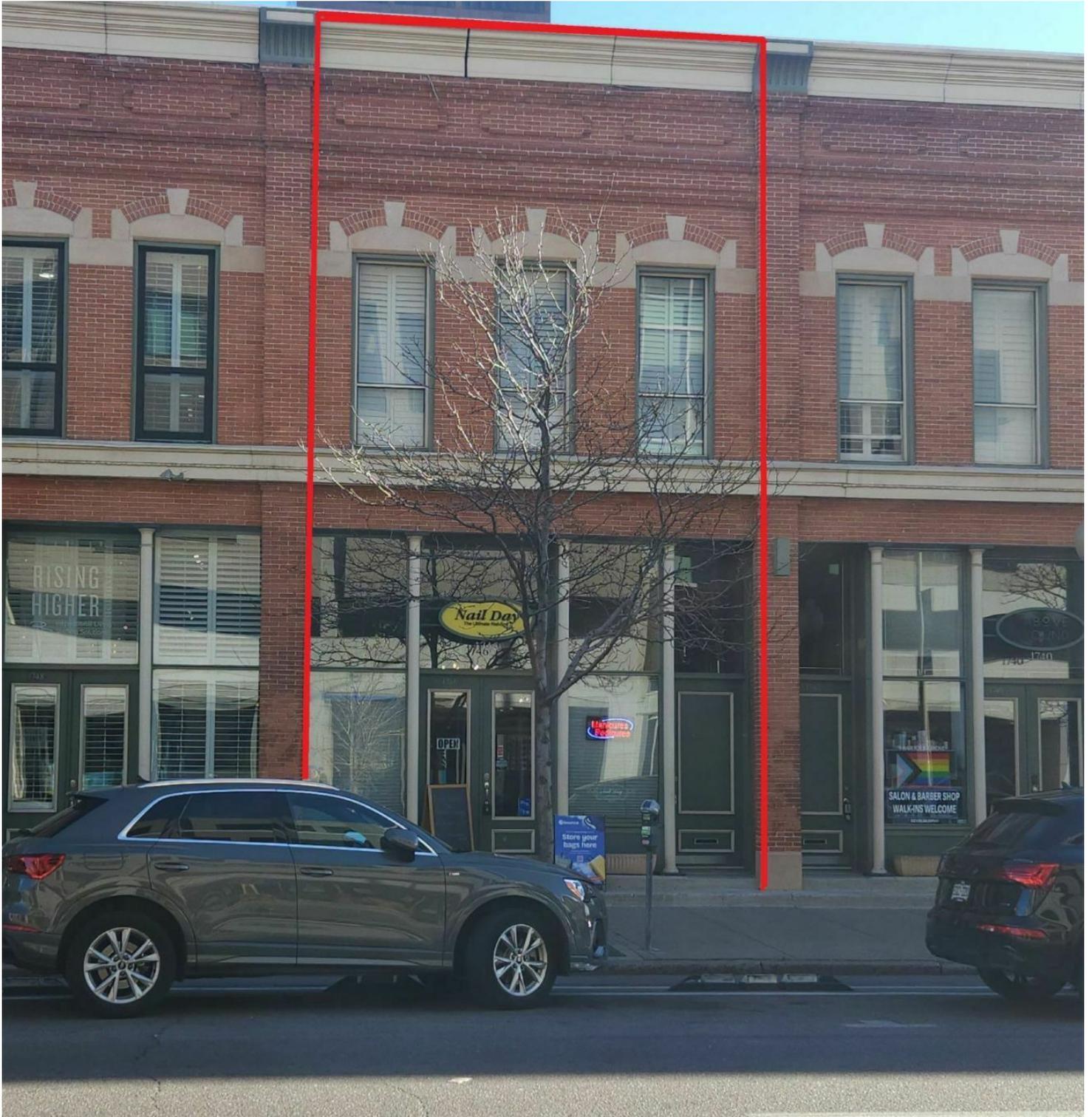
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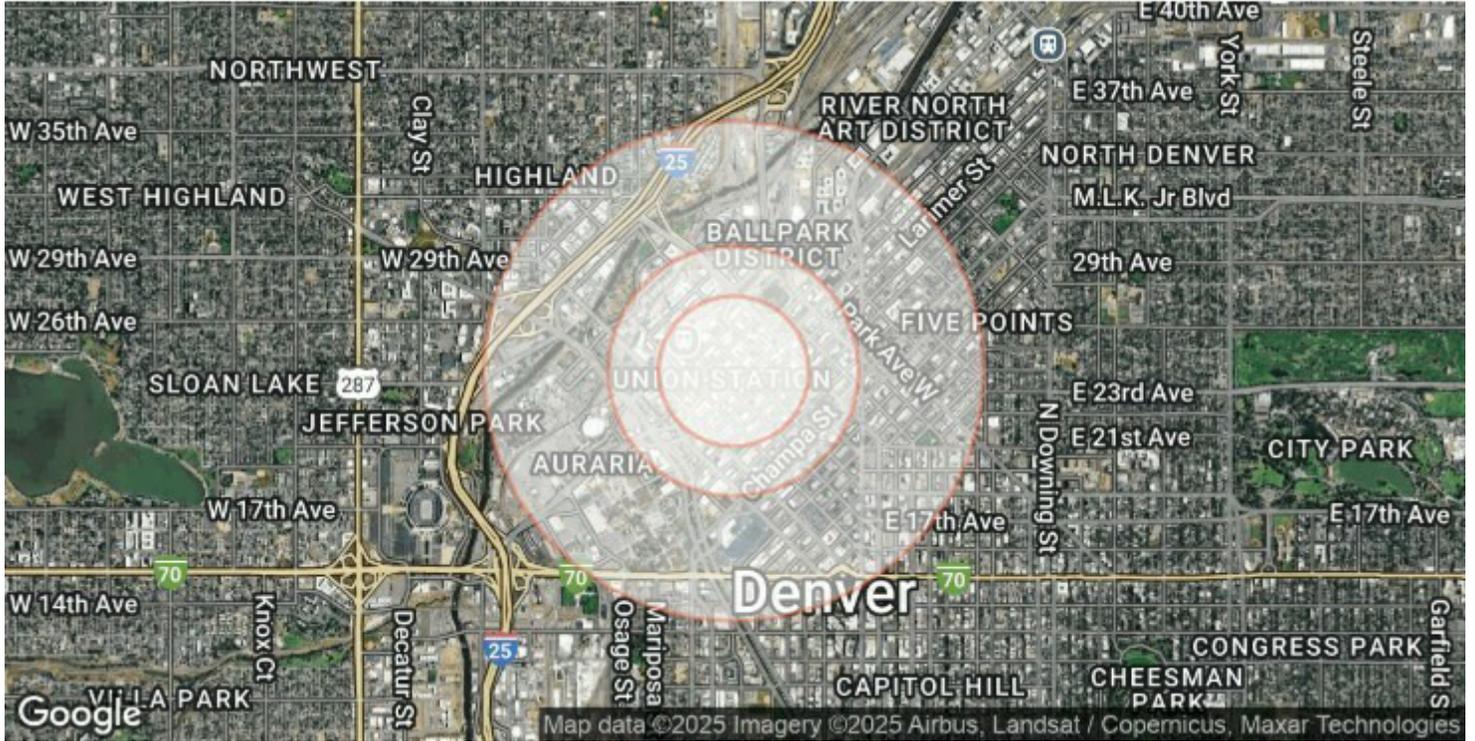
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	48,086	233,437	461,664
2029 Population Projection	49,734	238,243	467,671
2024 Households	28,860	123,492	218,293
2029 Household Projection	29,906	126,075	221,317
Average Household Income	\$118,852	\$113,039	\$1112,061
Businesses	7,932	23,313	39,932
Employees	106,985	236,045	377,745

*Demographics provided by CoStar

Walker's Paradise Walk Score - 95

Walking distance to restaurants, groceries, events

Rider's Paradise - Transit Score - 98

Access to public transit lines

Biker's Paradise - Bike Score - 92

Access to bike lanes, trails

** Walkers Paradise/Rider's Paradise/Biker's Paradise

Scores provided by Walk Score

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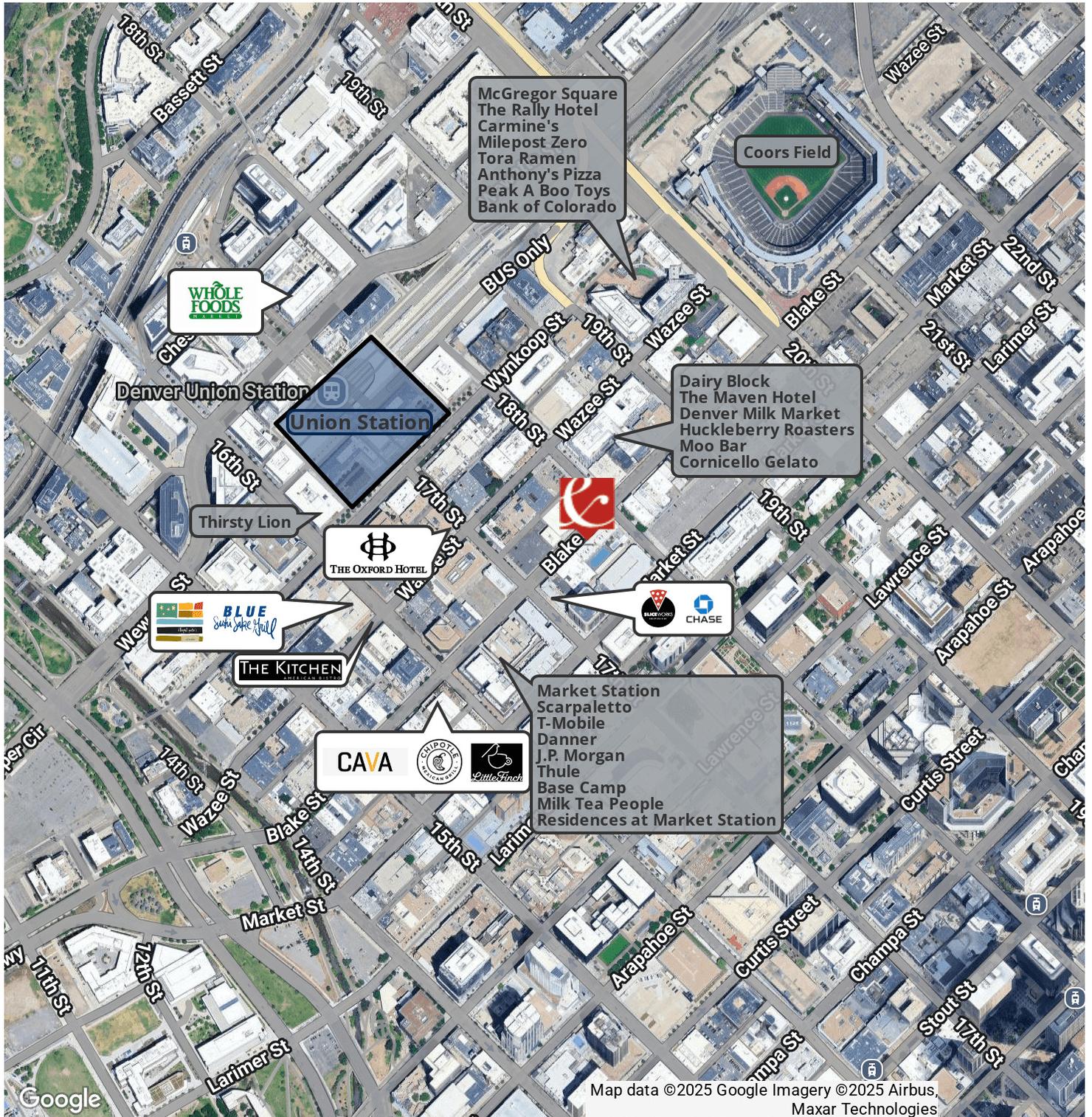
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FOR SALE



McGregor Square
The Rally Hotel
Carmine's
Milepost Zero
Tora Ramen
Anthony's Pizza
Peak A Boo Toys
Bank of Colorado

WHOLE
FOODS

Denver Union Station

Union Station

Dairy Block
The Maven Hotel
Denver Milk Market
Huckleberry Roasters
Moo Bar
Cornicello Gelato

Thirsty Lion

THE OXFORD HOTEL

BLUE
Salsa Sabor & Soul

THE KITCHEN

CAVA

CHIPOTE
MILAN CAFE
PilloFinch

Market Station
Scarpaletto
T-Mobile
Danner
J.P. Morgan
Thule
Base Camp
Milk Tea People
Residences at Market Station

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

[1744 - 1746 Blake St. Denver, CO 80202](#)

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- Customer.** Broker is the seller’s agent seller’s transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.
- Customer for Broker’s Listings – Transaction Brokerage for Other Properties.** When Broker is the seller’s agent or seller’s transaction-broker, Buyer is a customer. When Broker is not the seller’s agent or seller’s transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.
- Transaction Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker’s disclosure of Buyer’s confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER’S DISCLOSURE OF BROKER’S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN’S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm: _____

Louis Lee 03/03/2026

Broker