

**FOR SALE**  
**\$989,000**



## 4501-4503 LOGAN STREET

Denver, CO 80216



AVAILABLE SF

3,999



BUILDING SF

3,999 SF



LOT SIZE

0.14 ACRES

### PROPERTY HIGHLIGHTS

- Rare live/work opportunity
- 3,999 SF building, built in 1918, renovated in 2024
- Zoned E-SU for versatile use
- Private on-site parking
- Historic charm with modern amenities
- Ideal for office building investment
- Prime location in the Denver area



PARKING

8 SPACES



STORIES

1 STORY  
STAND-  
ALONE



YEAR BUILT/RENO

1918/2024

### PROPERTY DESCRIPTION

Priced nearly \$200k under appraised value! Introducing a rare find in the heart of Denver— mixed-use/creative retail building with live/work potential. Originally built in 1918 and meticulously renovated in 2024, this property offers an open layout with a unique blend of historic charm and modern convenience. Boasting rare, private onsite parking and situated in the sought-after RiNo Art District, this versatile space is perfect for an owner user or investor. Two units with separate addresses, offering the opportunity to occupy 50% and lease other unit. Conveniently located near the future National Western Center and Globeville master-planned urban developments. Easy access to I25/I-70, making it an ideal long-term investment opportunity in the thriving Denver area.

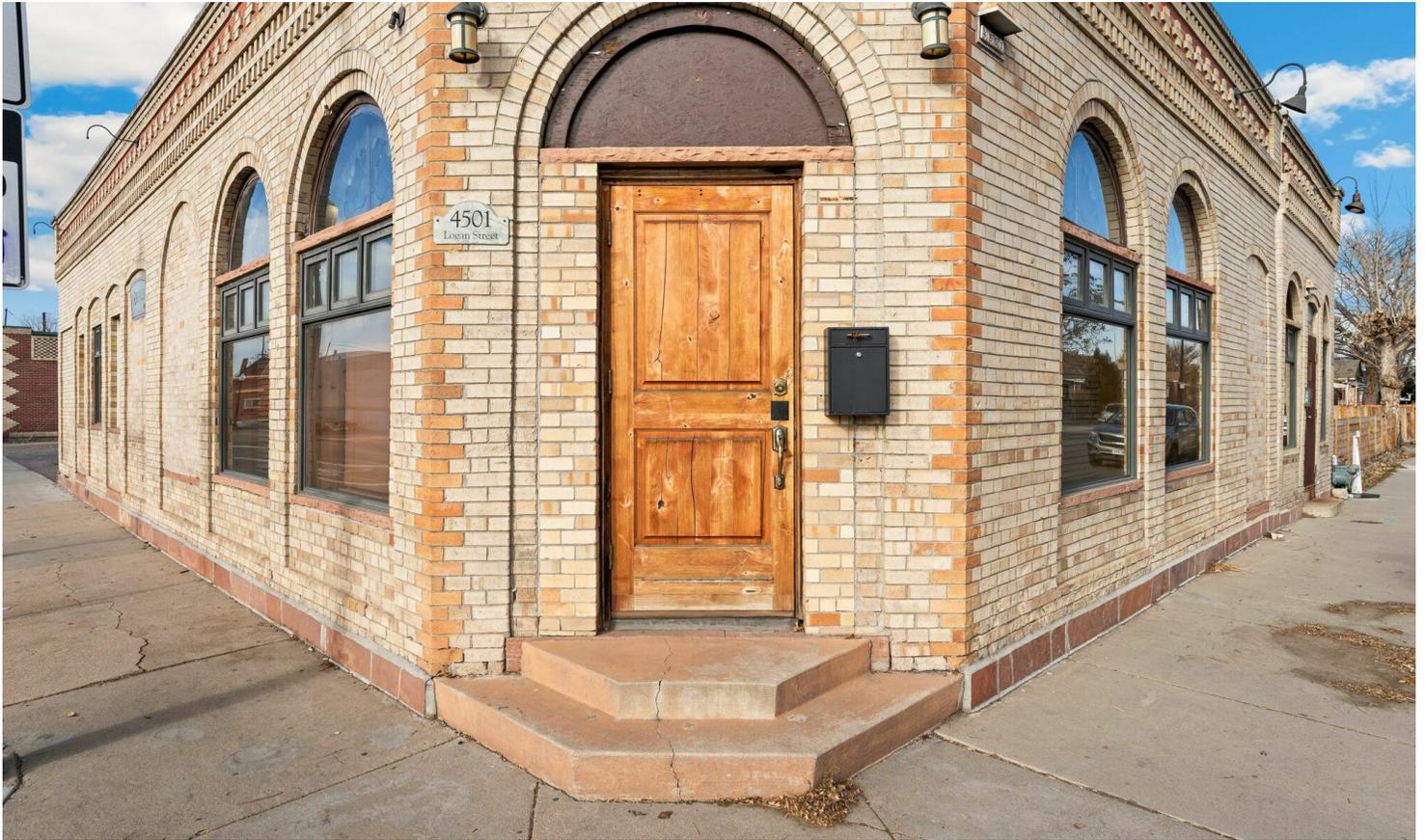
All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



**MADISON  
COMMERCIAL**

**PROPERTIES**

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Priced nearly \$400k under appraised value! Introducing a rare find in the heart of Denver– mixed-use/creative retail building with live/work potential. Originally built in 1918 and meticulously renovated in 2024, this property offers an open layout with a unique blend of historic charm and modern convenience. Boasting rare, private onsite parking and situated in the sought-after RiNo Art District, this versatile space is perfect for an owner user or investor. Two units with separate addresses, offering the opportunity to occupy 50% and lease other unit. Conveniently located near the future National Western Center and Globeville master-planned urban developments. Easy access to I25/I-70, making it an ideal long-term investment opportunity in the thriving Denver area.

## PROPERTY HIGHLIGHTS

- - Rare live/work, office, retail opportunity
- - 3,999 SF building, built in 1918, renovated in 2024
- - Zoned E-SU for versatile use
- - Private on-site parking
- - Historic charm with modern amenities
- - Ideal for office building investment
- - Prime location in the Denver Globeville/Rino area

## PETE FOSTER

970.420.1718  
pfooster@madisoncommercial.com

## NICOLE CAMPBELL

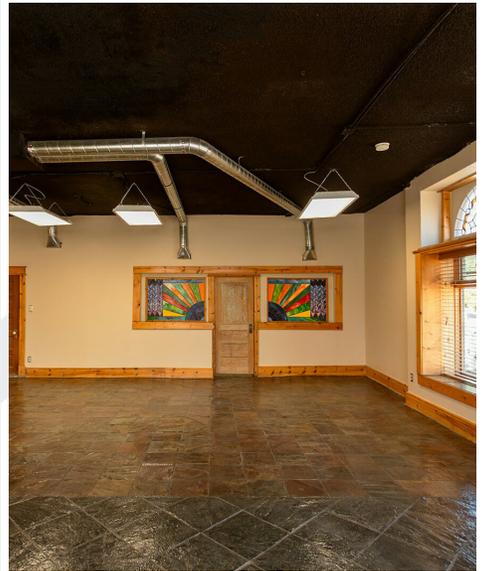
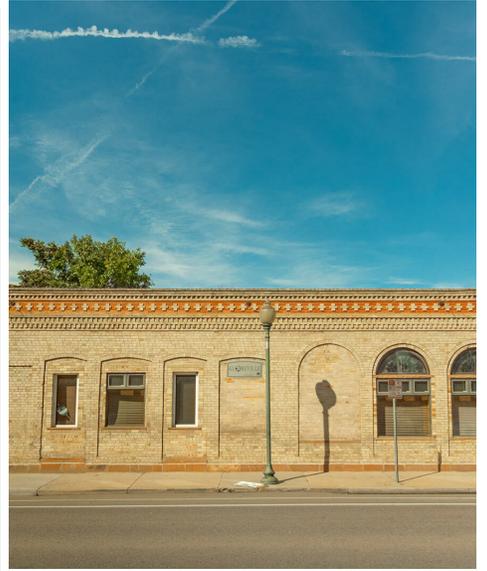
720.441.1460  
ncampbell@madisoncommercial.com

## OFFERING SUMMARY

<b>Sale Price:</b>	\$989,000
<b>Lot Size:</b>	0.14 Acres
<b>Building Size:</b>	3,999 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
<b>Total Households</b>	802	2,986	11,208
<b>Total Population</b>	1,938	7,680	27,161
<b>Average HH Income</b>	\$77,670	\$79,743	\$85,371

# ADDITIONAL PHOTOS



**PETE FOSTER**

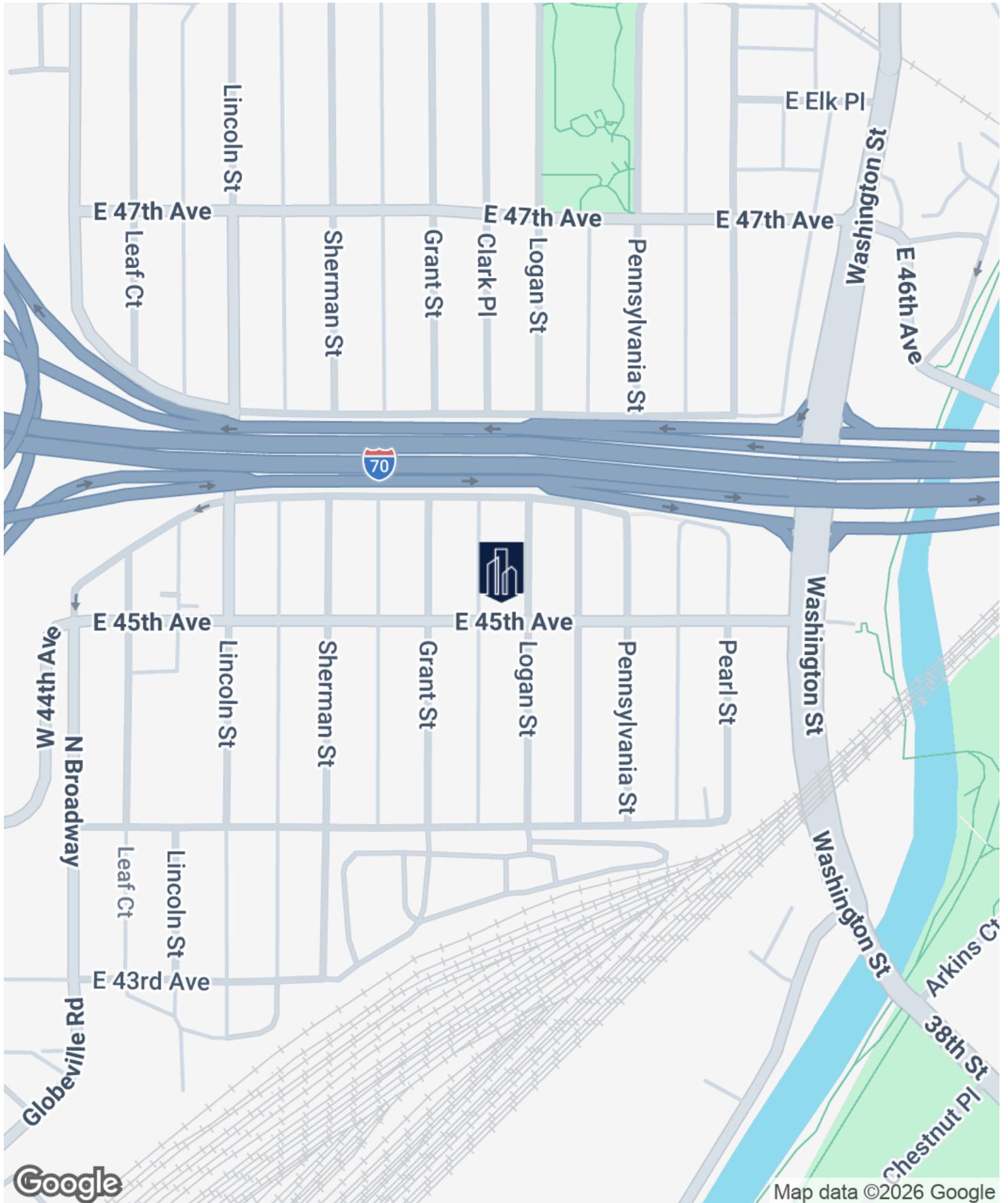
970.420.1718  
pfooster@madisoncommercial.com

**NICOLE CAMPBELL**

720.441.1460  
ncampbell@madisoncommercial.com

 **MADISON  
COMMERCIAL  
PROPERTIES**

# LOCATION MAP



**PETE FOSTER**

970.420.1718  
pfooster@madisoncommercial.com

**NICOLE CAMPBELL**

720.441.1460  
ncampbell@madisoncommercial.com



# DEMOGRAPHICS



## DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Population	1,938	7,680	27,161
Average Household Income	\$77,670	\$79,743	\$85,371
Households	802	2,986	11,208

**PETE FOSTER**

970.420.1718  
pfooster@madisoncommercial.com

**NICOLE CAMPBELL**

720.441.1460  
ncampbell@madisoncommercial.com

