

246

S BROADWAY
DENVER, CO 80209

\$1,200,000
SALE PRICE

3,000 RSF
BLDG SIZE



FIRST FLOOR RETAIL, SECOND FLOOR APARTMENT



**MIXED-USE/LIVE-WORK
PROPERTY**

BRETT MACDOUGALL

Vice President

303.512.2736

bmacdougall@uniqueprop.com

MICHAEL DESANTIS

Vice President

303.512.1194

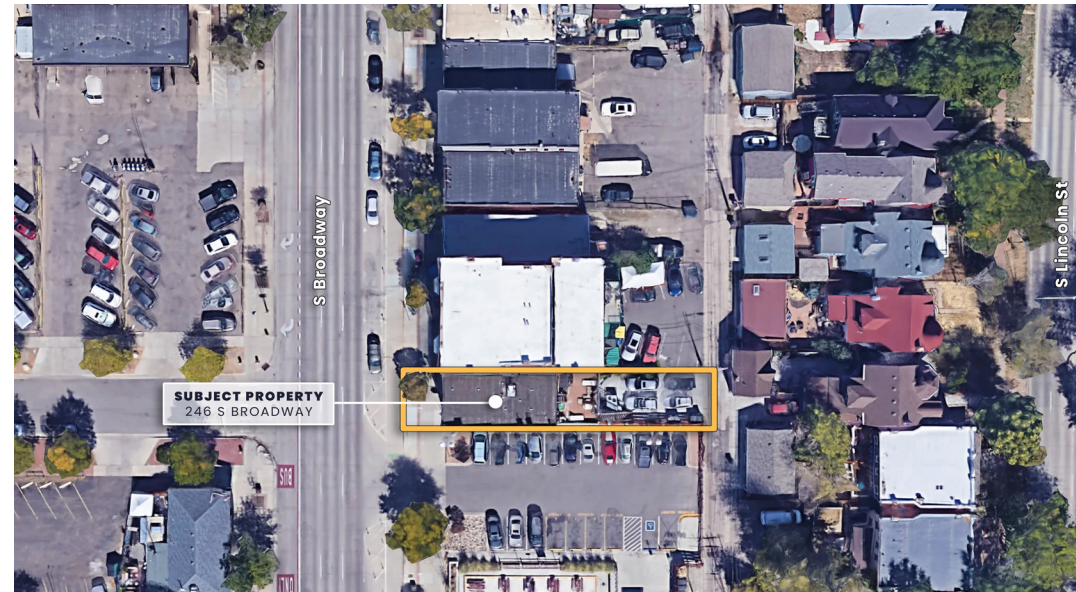
mdesantis@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

PROPERTY SUMMARY

Sale Price	\$1,200,000
Building SF	3,000 SF
1st Floor Retail	1,750 SF
2nd Floor Apartment	1,250 SF
Land SF	2,973 SF
Parking	Four (4) Off-Street Parking
YOC/Renovated	1898/2024
County	Denver
Taxes (2023)	\$17,277.82
Zoning	U-MS-3



PROPERTY HIGHLIGHTS

- ⊘ Mixed-Use/Live-Work Property
- ⊘ Ground Floor Retail with 12' Ceilings
- ⊘ Second Floor Apartment – 2BR 1BA (can add 3rd BR)
- ⊘ First Floor Vacant, Second Floor Month-to-Month Tenant
- ⊘ Remolded & Upgraded in 2024 & 2018
- ⊘ Unique Property with Strong Curb Appeal
- ⊘ Off the Busy Alameda & Broadway Intersection
- ⊘ Near Illegal Pete's, Bardo Coffee, Post Office, Natural Grocers, Burn-down Bar, Voodoo Doughnuts, and many more great amenities

INTERIOR PHOTOS



FORMER SALON TENANT



CURRENT CONDITION



EXTERIOR PHOTOS



BRETT MACDOUGALL

Vice President

303.512.2736

bmacdougall@uniqueprop.com

MICHAEL DESANTIS

Vice President

303.512.1194

mdesantis@uniqueprop.com



SUBJECT PROPERTY
246 S BROADWAY

DENVER COUNTRY CLUB ➤

WASHINGTON PARK ➤

400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.