

# South Pearl St Property For Sale

**APEX**  
Commercial



**\$500,000.00**  
**Price Improvement!**

**1550 S. Pearl Street, Denver, CO 80210**

**Office/Medical Building For Sale**

- Potential redevelopment site
- Investor or Owner User

**For Sale: \$2,495,000.00 (\$389.84 PSF)**

**Building & Lot Size: 6,400 SF Building & 9,222 SF Lot**

**Zoning: U-MS-2 (City/County of Denver)**

For more information, please call or email:  
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**Co-Listed By:**

**Apex Real Estate Advisors &**

**SPACE**  
COMMERCIAL REAL ESTATE

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No warranty or representation is made as to the accuracy of the foregoing information.



# The “Mile High City” - Denver, Colorado and South Pearl Street.

Sitting at 5,280 feet above sea level, the **City of Denver** has a long and colorful history dating back to the mid 1850s, when it was called Denver City, a result of a gold and silver rush to the nearby mountains. Denver became the State capital in 1876 and has seen many economic drivers over the decades. The city was once built around mining precious metals, then went through transformations to be a food production center, an epicenter of defense contractors after WWII, it saw an oil production boom that helped build many of our existing high rises, and now is a national leader in tech firms among other cities like Austin Texas and Silicon Valley in California. Poised for future success, Denver boasts one of the nation's healthiest and most educated populaces.



**South Pearl Street** in Denver is a vibrant gem that perfectly blends historic charm with modern flair. Once a bustling streetcar route, it's now a walkable haven packed with locally owned boutiques, acclaimed restaurants, and cozy coffee shops. Whether you're savoring farm-to-table cuisine, browsing artisan goods at the Sunday farmers market, or catching live music at a neighborhood festival, South Pearl delivers an authentic, laid-back Denver vibe. With its tree-lined streets, community feel, and eclectic mix of old and new, it's no wonder South Pearl Street is one of the city's most beloved and enduring hotspots.



# Property Profile

**1550 S Pearl Street • Denver, CO 80210**

## IMPROVEMENTS

### PROPERTY TYPE

Office / Medical

### YEAR OF CONSTRUCTION

1963

### BUILDING MATERIALS

Brick

### GROSS SQUARE FEET

6,400 SF (8 condos, 100% owned by Seller)

### PARKING

Approximately 12 surface parking spaces

### CONDITION

Good

### PROPERTY TAXES/YEAR

\$30,052.48 / 2024

## COMMENTS/OTHER FEATURES

Well-positioned property on South Pearl Street. Ideal for an Owner/User or a developer looking to build high-end retail, a restaurant, or a creative residential property.

## SITE

### CITY/STATE

Denver, CO

### COUNTY

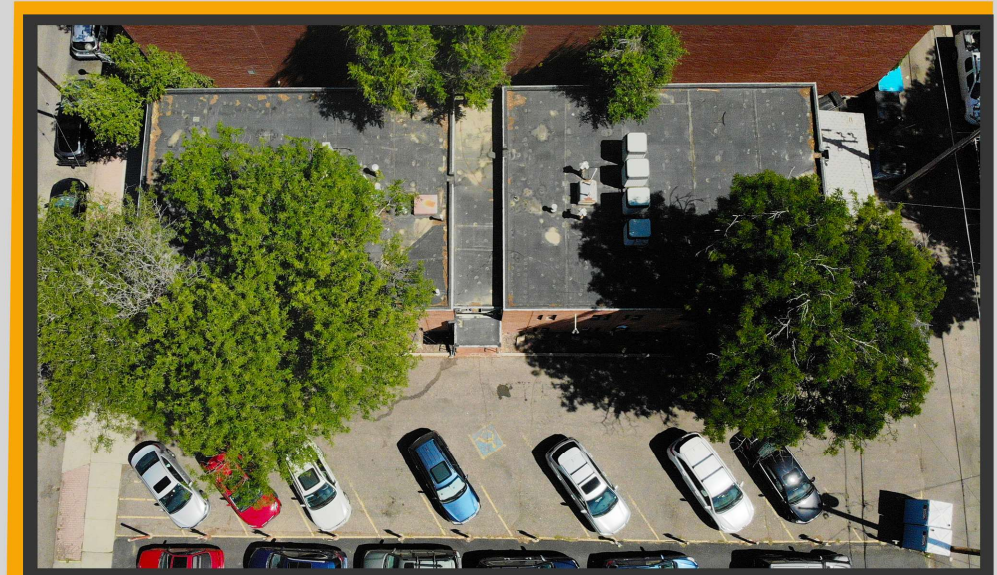
Denver

### ZONING

U-MS-2 (City of Denver)

### LOT SIZE

9,222 SF (0.021 Acres)





# Primed for Redevelopment

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Prime redevelopment opportunity in one of Denver's most sought-after neighborhoods! This property is ideally located on vibrant South Pearl Street, surrounded by upscale boutiques, popular eateries, and a thriving local community. With its high-visibility frontage and walkable appeal, this site is perfect for a luxury restaurant, stylish townhomes, or a modern retail strip. Zoned for flexible use and nestled in a high-demand area with consistent foot traffic, this is a rare chance to bring a bold vision to life in the heart of Denver's urban charm.



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For Additional Information:

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