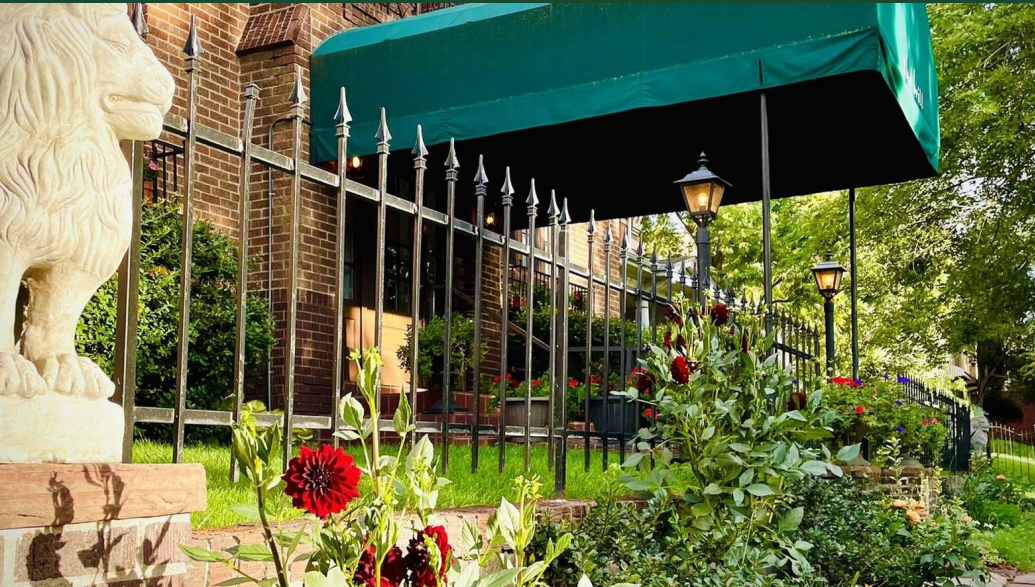


THE BRITT | 844 N OGDEN ST, DENVER, CO 80218



MULTIFAMILY PROPERTY FOR SALE

LOCATION DESCRIPTION

Located in the vibrant Capitol Hill neighborhood of Denver, The Britt offers investors access to the city's thriving multifamily market. This sought-after area is known for its historic charm, tree-lined streets, and diverse range of dining, shopping, and entertainment options. Investors will appreciate the property's proximity to notable attractions such as Cheesman Park, the Denver Botanic Gardens, and the vibrant Capitol Hill dining scene. With its convenient location and strong demand for multifamily residences, The Britt presents an exceptional opportunity for investors seeking to capitalize on the dynamic Denver real estate market.

PROPERTY DESCRIPTION

844 N Ogden St, a prime investment opportunity in the heart of Denver. With an upside in rents and potential owner-carry, this charming 21-unit + building, constructed in 1931, offers impeccable historic appeal and is zoned G-RH-3. With 100% occupancy, this property presents a strong and stable income stream for any investor. One of the few (if any) multi-family properties with UPSIDE!! Its desirable location in the Denver area blocks from Cheesman Park ensures a strong rental market. Don't miss the chance to acquire this well-maintained, income-generating asset with excellent potential for continued growth and success in the multifamily/low-rise/garden sector.

PROPERTY HIGHLIGHTS

-
- Very well maintained - Below Market Rents
- Close to Cheesman Park - Stable investment - Most units have been updated

OFFERING SUMMARY

Sale Price:	\$5,150,000
Number of Units:	21
Lot Size:	6,482 SF
Building Size: (approximate)	15,000 SF
NOI:	\$220,490
Cap Rate:	4.28%
Proforma Cap Rate:	5.09%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,616	10,088	30,304
Total Population	4,060	15,583	47,245
Average HH Income	\$132,464	\$124,304	\$117,040

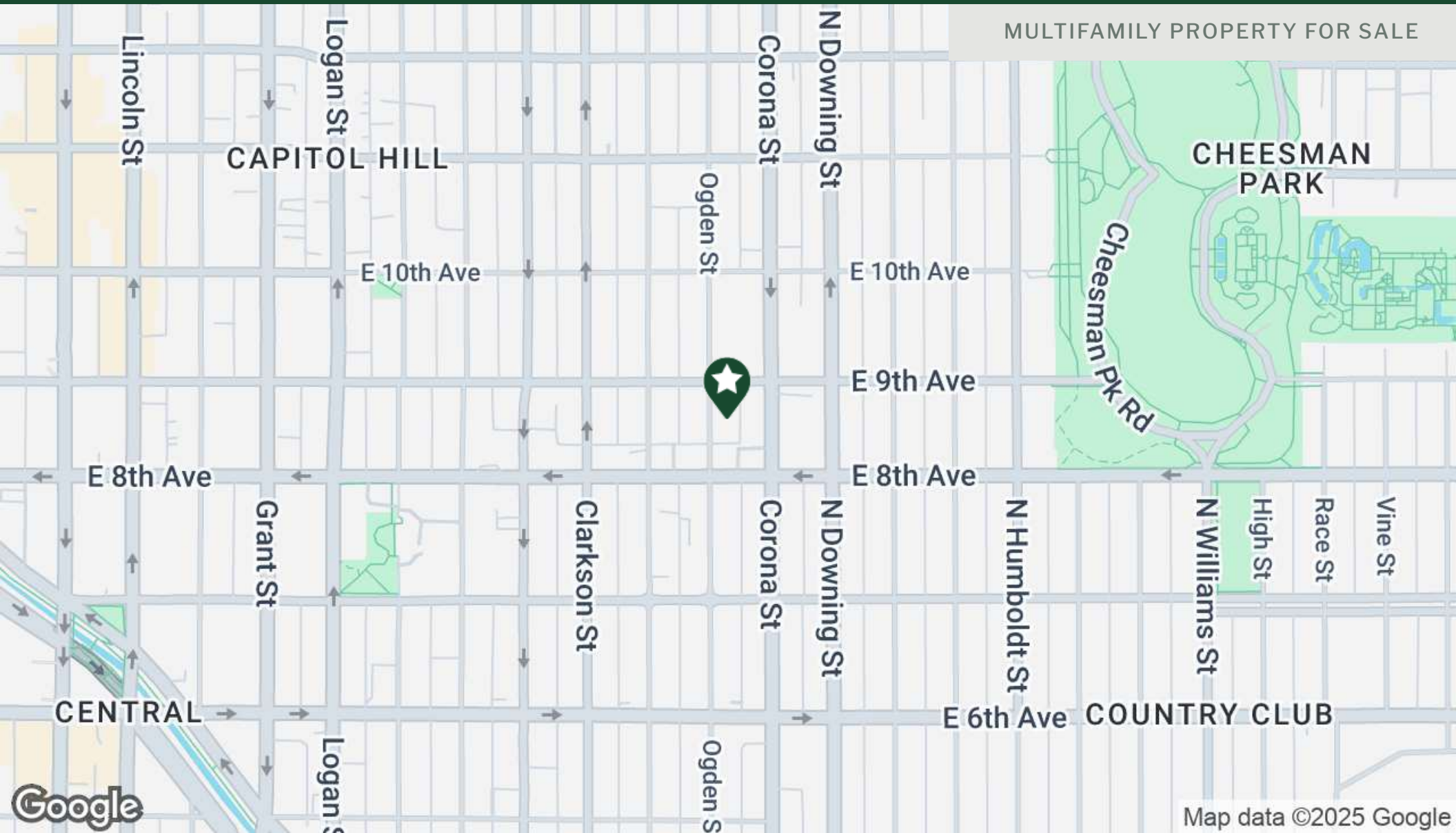
MARK PYMS

Broker/Owner
O: (303)-966-0690 | C: (720)-318-9454
Mark@pcgcre.com



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MULTIFAMILY PROPERTY FOR SALE



Map data ©2025 Google

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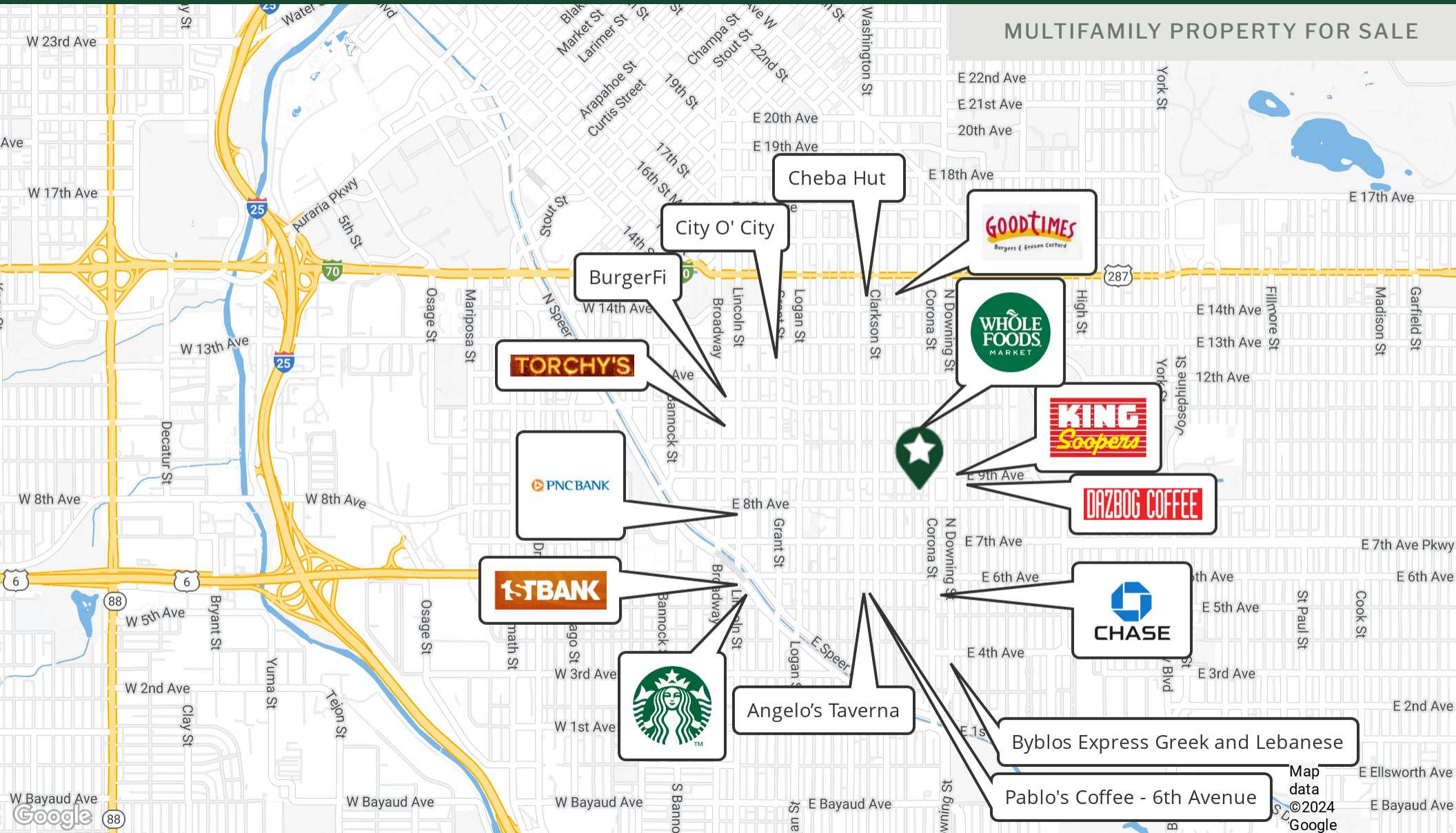
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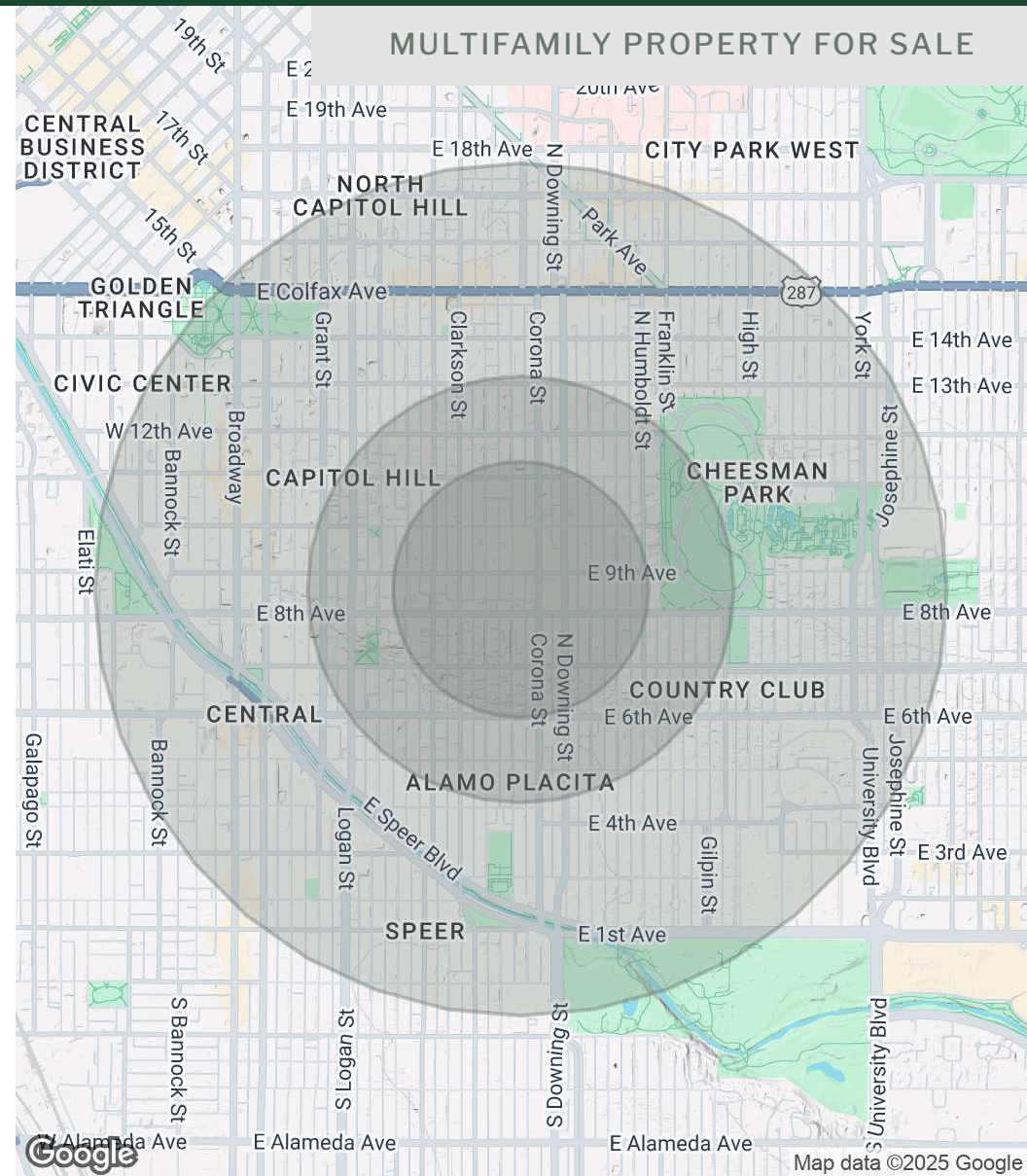


THE BRITT | 844 N OGDEN ST, DENVER, CO 80218

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,060	15,583	47,245
Average Age	39	39	39
Average Age (Male)	40	40	40
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,616	10,088	30,304
# of Persons per HH	1.6	1.5	1.6
Average HH Income	\$132,464	\$124,304	\$117,040
Average House Value	\$828,661	\$833,736	\$846,249

Demographics data derived from AlphaMap



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INVESTMENT OVERVIEW

THE BRITT

Price	\$5,150,000
Price per SF	\$343
Price per Unit	\$245,238
CAP Rate	4.28%
Proforma Cap Rate	5.09%

OPERATING DATA

THE BRITT

Gross Scheduled Income	\$264,900
Other Income	\$4,800
Total Scheduled Income	\$269,700
Operating Expenses	\$49,210
Net Operating Income	\$220,490

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MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY

THE BRITT

Annualized Rent Income	\$264,900
Annualized Laundry Income	\$4,800
GROSS INCOME	\$269,700

EXPENSES SUMMARY

THE BRITT

Property Tax	\$18,398
Insurance	\$13,532
Average Gas and Electric	\$762
Average Water	\$413
Average Sewer	\$477
Average Trash	\$131
Average Annual Repairs	\$15,498
OPERATING EXPENSES	\$49,210

NET OPERATING INCOME

\$220,490

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MULTIFAMILY PROPERTY FOR SALE

UNIT #	BEDROOMS	BATHROOMS	SIZE SF	RENT / SF	RENT	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT
0	-	-	200 SF	\$3.25	\$650	\$700	\$3.50	\$250
1	1	1	650 SF	\$1.69	\$1,100	\$1,325	\$2.04	\$500
2	1	1	650 SF	\$1.38	\$900	\$1,325	\$2.04	\$500
3	-	1	450 SF	\$2.22	\$1,000	\$1,200	\$2.67	\$500
4	-	1	450 SF	\$2.22	\$1,000	\$1,200	\$2.67	\$500
5	1	1	650 SF	\$1.85	\$1,200	\$1,325	\$2.04	\$500
6	1	1	650 SF	\$1.54	\$1,000	\$1,325	\$2.04	\$500
7	1	1	650 SF	\$1.69	\$1,100	\$1,325	\$2.04	\$500
8	1	1	650 SF	\$1.69	\$1,100	\$1,325	\$2.04	\$500
9	1	1	650 SF	\$1.46	\$950	\$1,375	\$2.12	\$500
10	1	1	650 SF	\$1.54	\$1,000	\$1,375	\$2.12	\$500
11	-	1	650 SF	\$1.35	\$875	\$1,250	\$1.92	\$500
12	-	1	650 SF	\$1.46	\$950	\$1,250	\$1.92	\$500
13	1	1	650 SF	\$1.46	\$950	\$1,100	\$1.69	\$500
14	1	1	650 SF	\$1.69	\$1,100	\$1,375	\$2.12	\$500
15	1	1	650 SF	\$1.85	\$1,200	\$1,375	\$2.12	\$500
16	1	1	650 SF	\$1.85	\$1,200	\$1,375	\$2.12	\$500
17	1	1	650 SF	\$1.46	\$950	\$1,375	\$2.12	\$500
18	1	1	650 SF	\$1.54	\$1,000	\$1,100	\$1.69	\$500
19	1	1	650 SF	\$1.23	\$800	\$1,100	\$1.69	-

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UNIT #	BEDROOMS	BATHROOMS	SIZE SF	RENT / SF	RENT	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT
20	-	1	450 SF	\$1.67	\$750	\$900	\$2.00	\$300
21	1	1	650 SF	\$1.38	\$900	\$1,100	\$1.69	-
Laundry	-	-	-	-	\$400	\$400	-	-
TOTALS			13,250 SF	\$37.47	\$22,075	\$27,500	\$46.40	\$9,550

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