



THE LOCATION ADVANTAGE

- Walk Score (83): "Very Walkable" – residents can run most errands on foot
- Medical Hub Proximity: Minutes from Children's Hospital, VA Hospital, and UHealth
- Transit Oriented: Easy access to I-225, I-70, and the Fitzsimons Light Rail Station
- Lifestyle & Dining: Short drive to Stanley Marketplace and Central Park amenities
- Employment Center: Located in one of Aurora's fastest-growing employment corridors

CONTACT US

Vinh Lam

Broker Associate

📞 303-653-2889

✉️ vinh.lam@cbrealty.com

🌐 vinhlam-denvermetro.sites.cbmoxi.com

Linda Tran

Broker Associate

📞 303-591-6655

✉️ linda.tran@cbrealty.com



PARTIALLY RENOVATED SIX-PLEX IN THE HEART OF NORTH AURORA



1592 LANSING ST
AURORA, CO 80010



PROPERTY HIGHLIGHTS

- Unit Mix: (6) Large 2BR/1BA Units
- Extensive Upgrades: Brand new roof and new electrical panel
- Modern Interiors: Renovated kitchens, updated baths, and durable new flooring
- Low Maintenance: All major systems recently serviced; no deferred maintenance
- Tenant Amenities: On-site laundry facilities and 6 dedicated off-street parking spaces

EXECUTIVE SUMMARY

- Partially Renovated Turnkey Six-Plex
- Immediate Cash Flow: \$7,000+ Existing Monthly Gross
- Massive Upside: \$8,000+ Projected Monthly Post-Stabilization
- Fully Occupied with \$9600 cashflow a month
- New roof and new electrical panel
- Location Spotlight: 4 Minutes to CU Anschutz Medical Campus
- Priced to Move: \$1,200,000 (\$200k per door)

- 2024 Property Taxes: \$7,783
- Occupancy: High-demand rental area with historically low vacancy
- Utility Structure: Strategic setup to maximize Owner Net Operating Income (NOI)
- Zoning: R-4 (High-Density Residential)
- Total Building Size: 3,830 Sq. Ft. on a 6,350 Sq. Ft. Lot

INVESTMENT & FINANCIALS

