

144 W 11th Ave # 2

Denver, CO 80204



FOR SALE & LEASE

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BellStreet

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Property Description

Located in Denver’s highly sought-after Golden Triangle district, this 1,429-square-foot building offers exceptional flexibility for business or residential use. Formerly configured as an office, the two-unit layout allows for full occupancy, partial leasing for supplemental income, or operation as a multi-tenant property. D-GT zoning supports a broad range of commercial uses, including office, retail, or creative spaces, as well as residential applications.

Built in 1930, the property combines historic character with modern functionality. Recent interior renovations have created a move-in ready environment that is both attractive and practical. Its prime location provides excellent visibility, convenient access to major corridors, and proximity to surrounding amenities. This building represents a rare opportunity to establish a presence in one of Denver’s most competitive markets, with potential income from leasing.

Property Highlights

- **Prime Denver Location:** High visibility in thriving Golden Triangle district
- **Convenient Access:** Close to major corridors and neighborhood amenities
- **Move-In Ready:** Recent interior renovations
- **Versatile Zoning (D-GT):** Wide range of commercial, office, and residential uses

Offering Summary

Sale Price:	\$450,000
Lease Rate:	\$28.00 SF/yr (Full Service)
Number of Suites:	4
Available SF:	1,429 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	974	3,092	14,754
Total Population	2,229	6,066	25,707
Average HH Income	\$103,930	\$106,114	\$112,788

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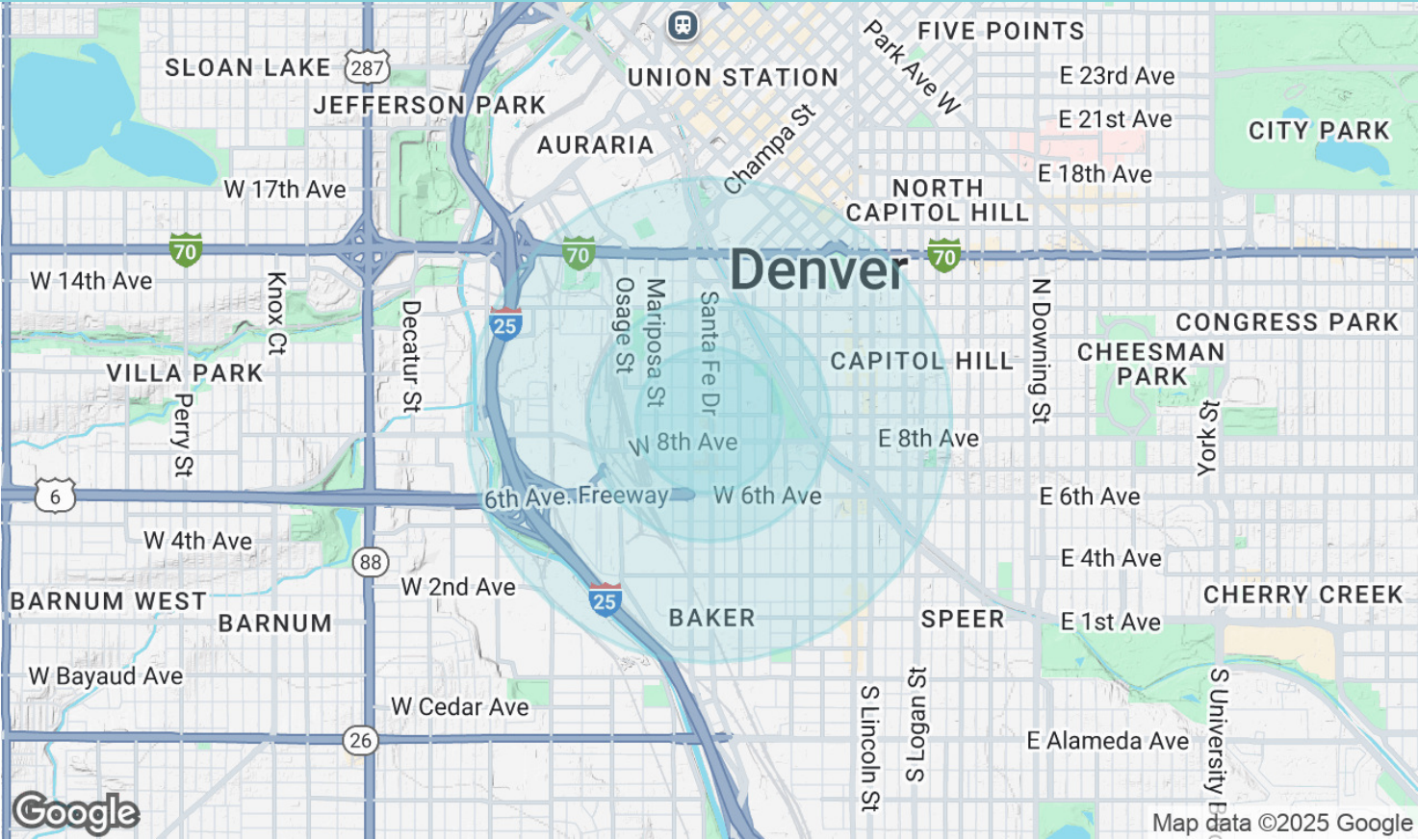
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,229	6,066	25,707
Average Age	36	37	37
Average Age (Male)	36	37	38
Average Age (Female)	37	37	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	974	3,092	14,754
# of Persons per HH	2.3	2	1.7
Average HH Income	\$103,930	\$106,114	\$112,788
Average House Value	\$756,854	\$772,840	\$766,034

Demographics data derived from AlphaMap