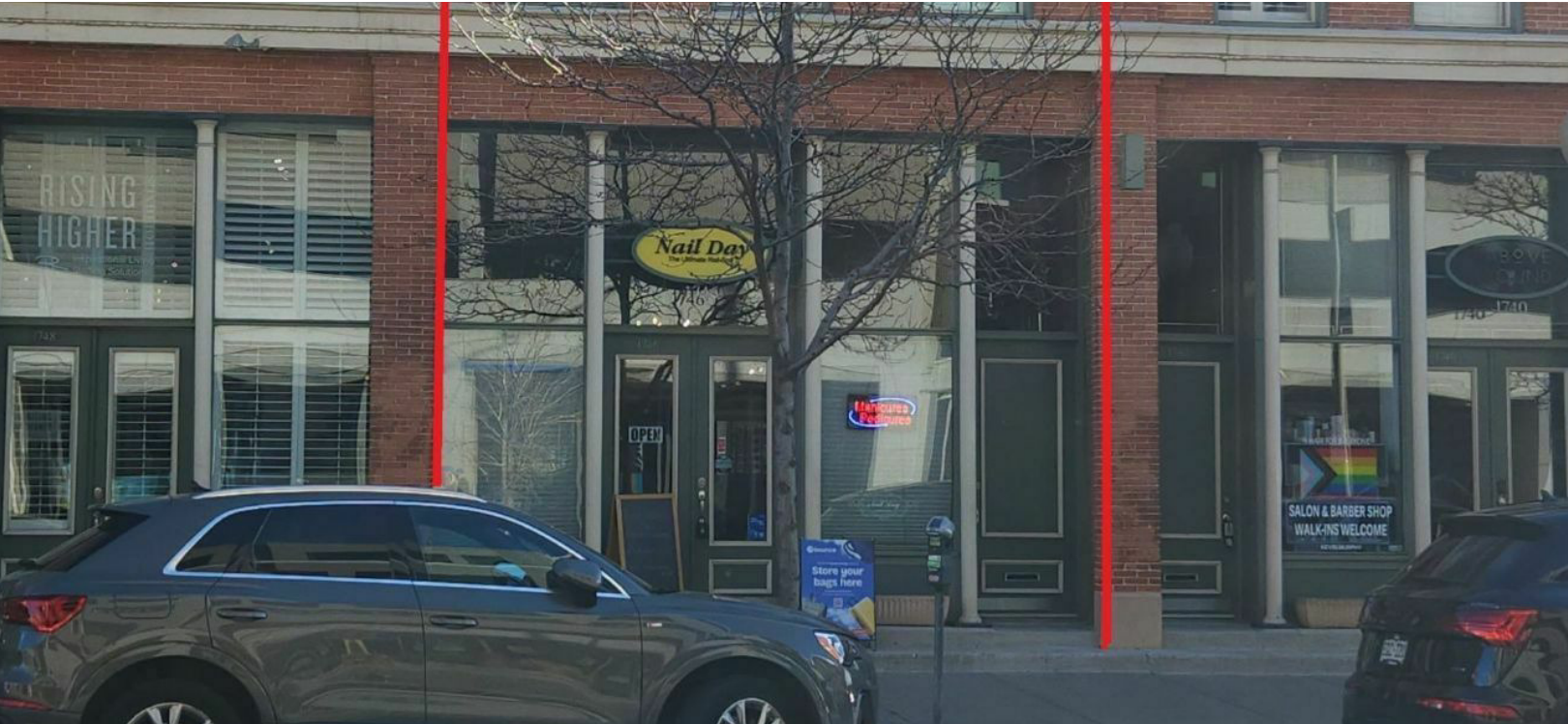


# MIXED USE OR LIVE/WORK CONDO

1744-1746 Blake Street, Denver, CO 80202

FOR SALE



## PROPERTY DESCRIPTION

Flexibility in LoDo retail/office storefront with storage and 1 bedroom/1 bath apartment above

## PROPERTY HIGHLIGHTS

- Total SF available – 3,067 SF
- 1744 Blake St. – 1,034 SF 1 bedroom/1 bath light/bright apartment with skylights overlooking Blake St. and courtyard, pool, tennis court. 1 parking space included
- 1746 Blake St. – 999 SF 1st floor retail/office unit with 1,034 SF basement. Brick facade and historic appearance/charm. Features exposed brick and high ceilings
- Convenient access to Dairy Block, Union Station light rail, 16th Street, McGregor Square, Coors Field, restaurants, shops, and other LoDo attractions
- **Please Do Not Disturb the Tenants**

## OFFERING SUMMARY

Sale Price:	\$1,299,000
Building Size:	3,067 SF



### CHARLES NUSBAUM

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CO #EA040028301  
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### LOUIS LEE

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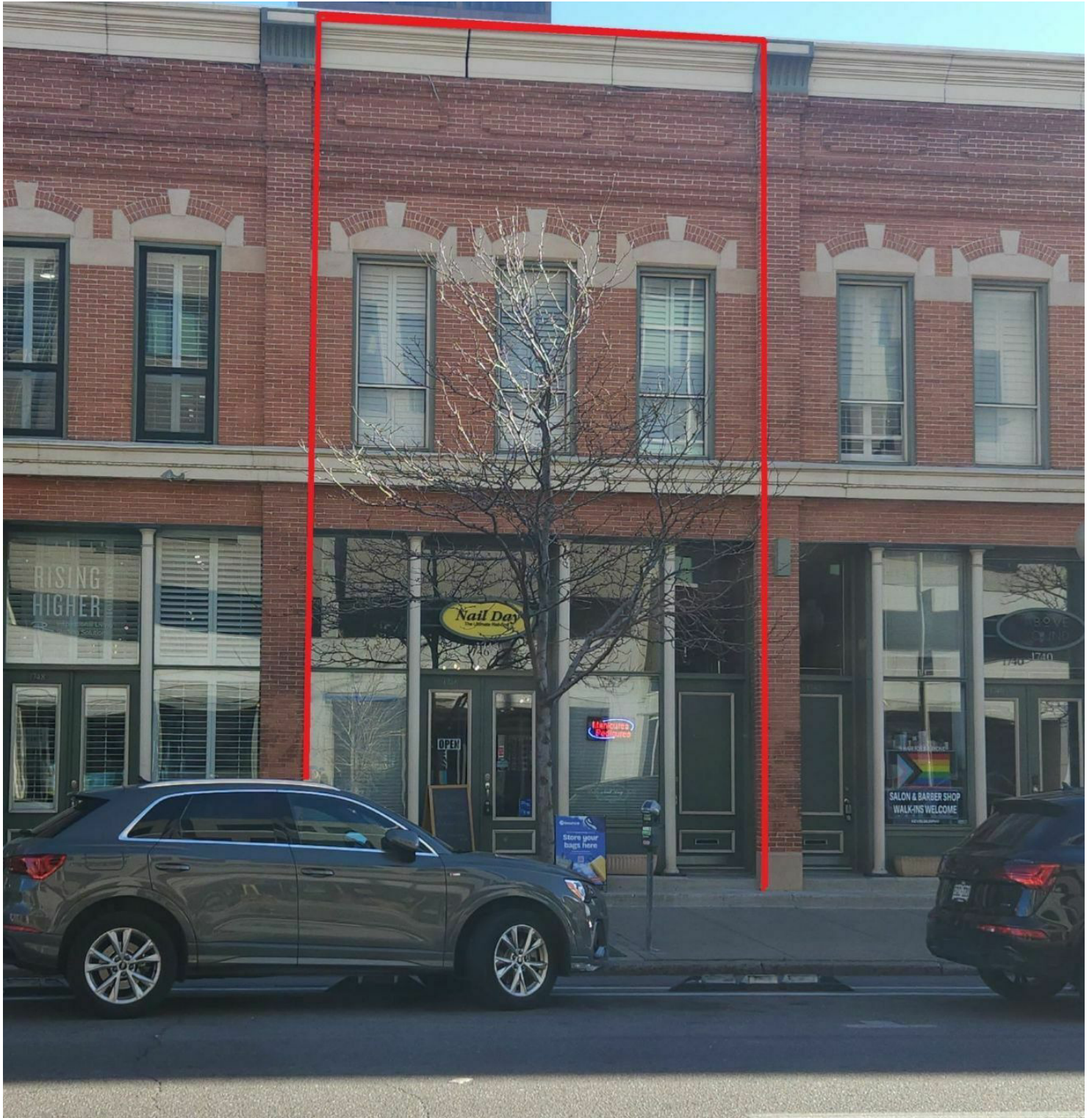
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Additional Photos

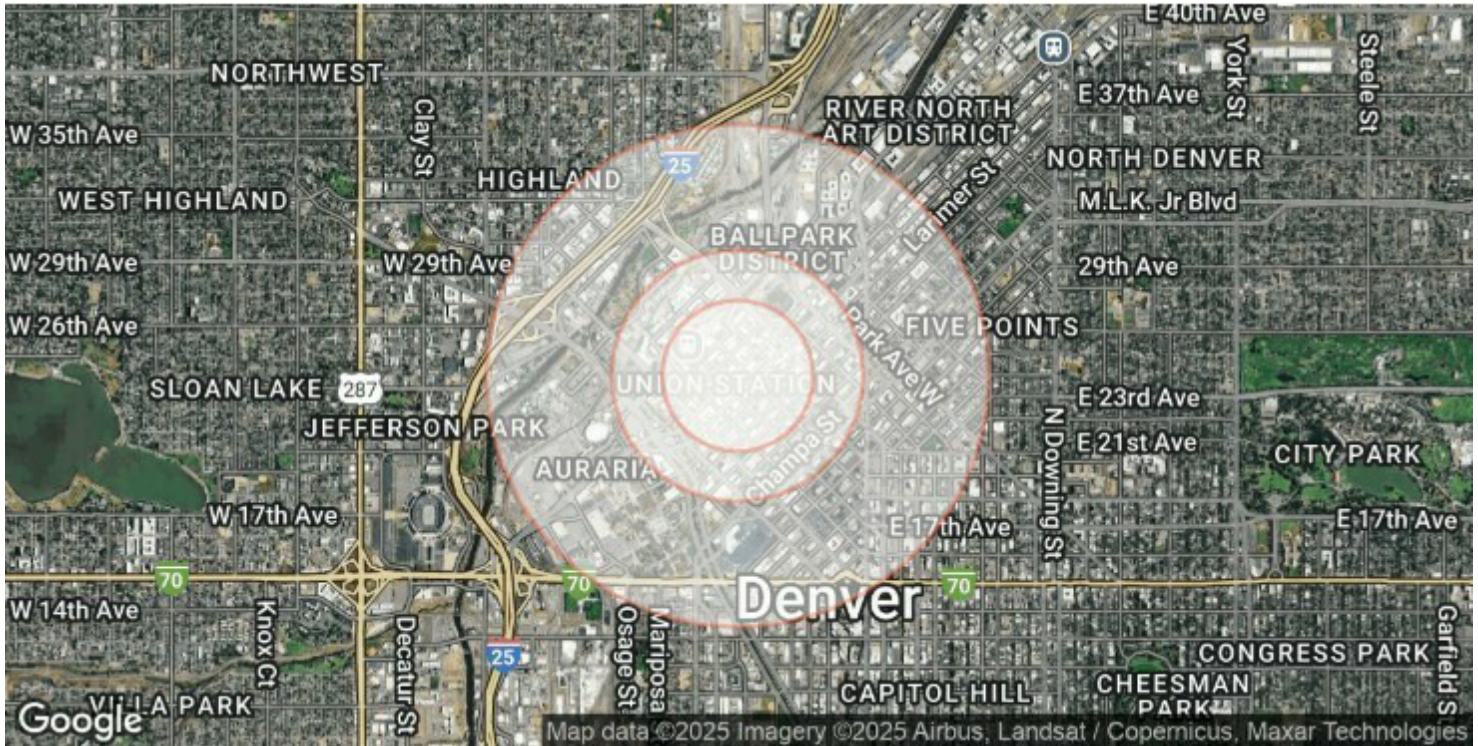
Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	48,086	233,437	461,664
2029 Population Projection	49,734	238,243	467,671
2024 Households	28,860	123,492	218,293
2029 Household Projection	29,906	126,075	221,317
Average Household Income	\$118,852	\$113,039	\$1112,061
Businesses	7,932	23,313	39,932
Employees	106,985	236,045	377,745

\*Demographics provided by CoStar

Walker's Paradise Walk Score - 95

Walking distance to restaurants, groceries, events

Rider's Paradise - Transit Score - 98

Access to public transit lines

Biker's Paradise - Bike Score - 92

Access to bike lanes, trails

\*\* Walkers Paradise/Rider's Paradise/Biker's Paradise

Scores provided by Walk Score

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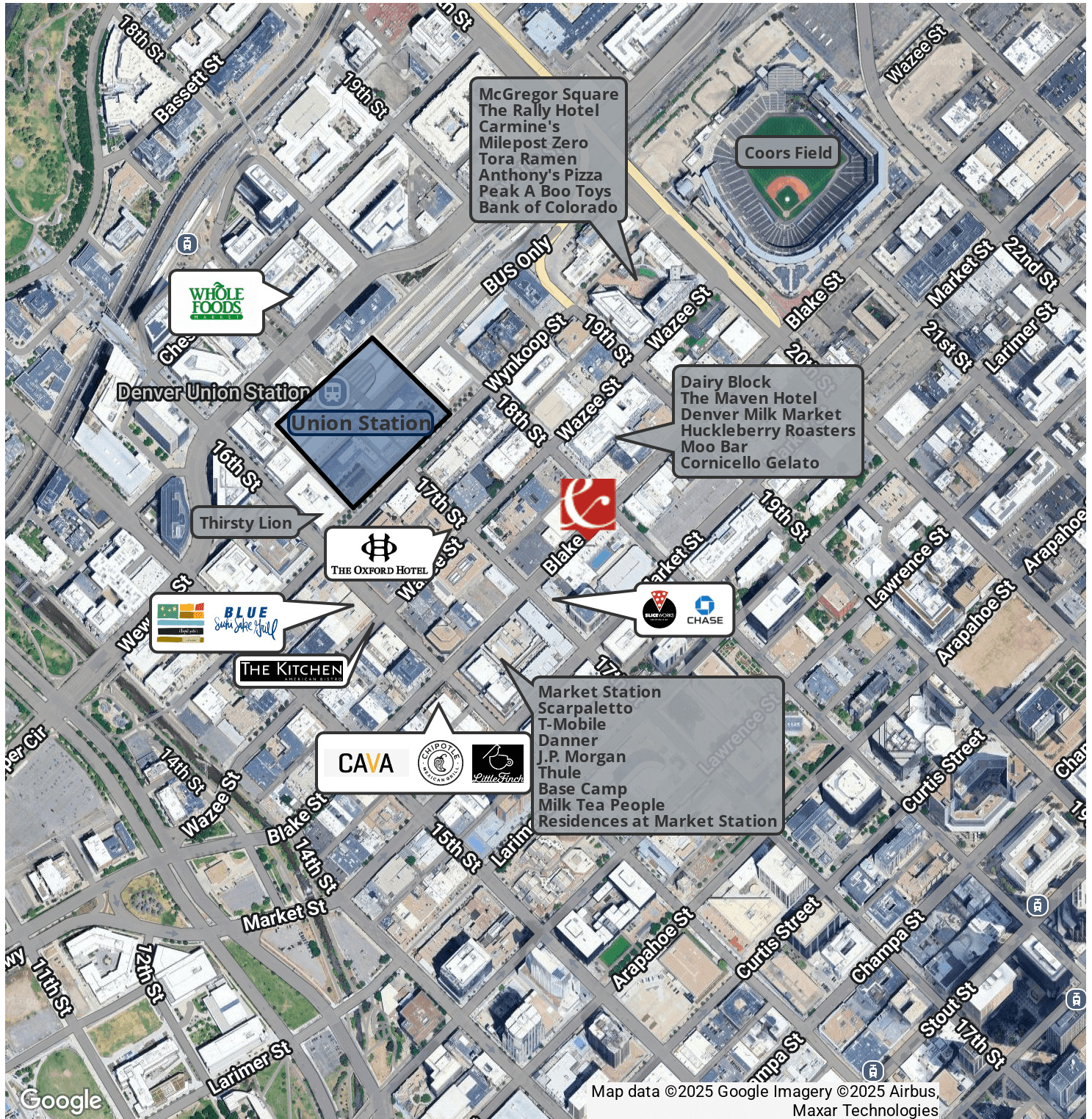
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