

2306 | W 29TH AVENUE

DENVER, CO 80211

SALE PRICE
\$1,499,000



RARE LIVE/WORK PROPERTY IN LOHI
W/ OFF STREET PARKING



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 **UNIQUE**
PROPERTIES

TCN
COMMERCIAL
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Unique Properties, Inc

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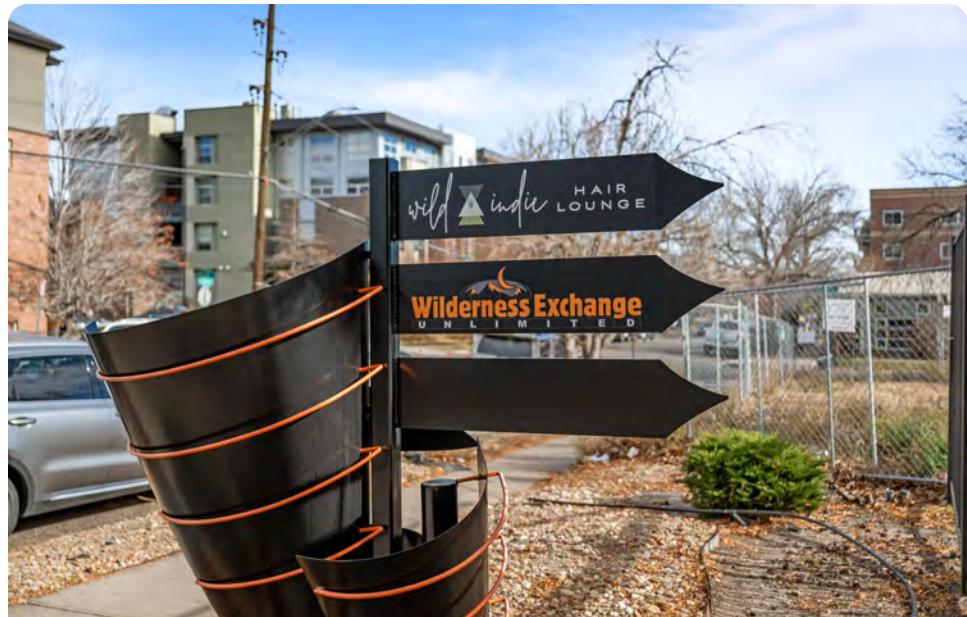
PROPERTY HIGHLIGHTS

Sale Price:	\$1,499,000
Property Type:	Live/Work
Building Size:	4,742 SF
Price/PSF:	\$316.78 / SF
Lot Size:	5,401 SF
Year Last Renovated:	2012
Loading:	Drive-In (8' x 8')
Zoning:	C-MX-5
Property Taxes (Est.):	\$18,545 (2025)

PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to present to qualified buyers and investors the opportunity to purchase 2306 W. 29th Avenue in Denver, Colorado. This property is a 4,742 square foot mixed-use property in the heart of the Lower Highlands. The west side of the property is a 1,748 square foot residence. The residence is 1 Bed / 1 Bath, and has been tastefully updated. The east side of the property is a 2,994 square foot mixed use space that allows for a multitude of different uses. The property was most recently used for the warehouse and distribution for a local outdoor sporting goods outfit. 2306 W. 29th Avenue is perfectly positioned for a user that is looking for a commercial space in one of the most sought after neighborhoods in Denver.

- Located in the Lo-Hi neighborhood.
- Easy access to downtown Denver, and Interstate 25.
- Off-Street Parking | 6 Spaces
- Residence is rented through Oct-26 for \$2,250 / mo.
- Plethora of nearby shopping, dining, and entertainment.
- Permissive C-MX-5 zoning | Multitude of possibilities.
- Drive-In door on the east side of the building.
- The spaces were completely renovated in 2012
- 2845 Wyandot also for sale | \$1,190,000





SITE

2845 WYANDOT STREET
ALSO AVAILABLE FOR SALE
\$1,190,000 | 3,104 SQ. FT.

W. 29TH AVENUE

WYANDOT STREET

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AREA MAP



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NEARBY SHOPPING/DINING/ENTERTAINMENT



BUILDING FLOORPLANS



- COMMERCIAL SPACE



- RESIDENCE

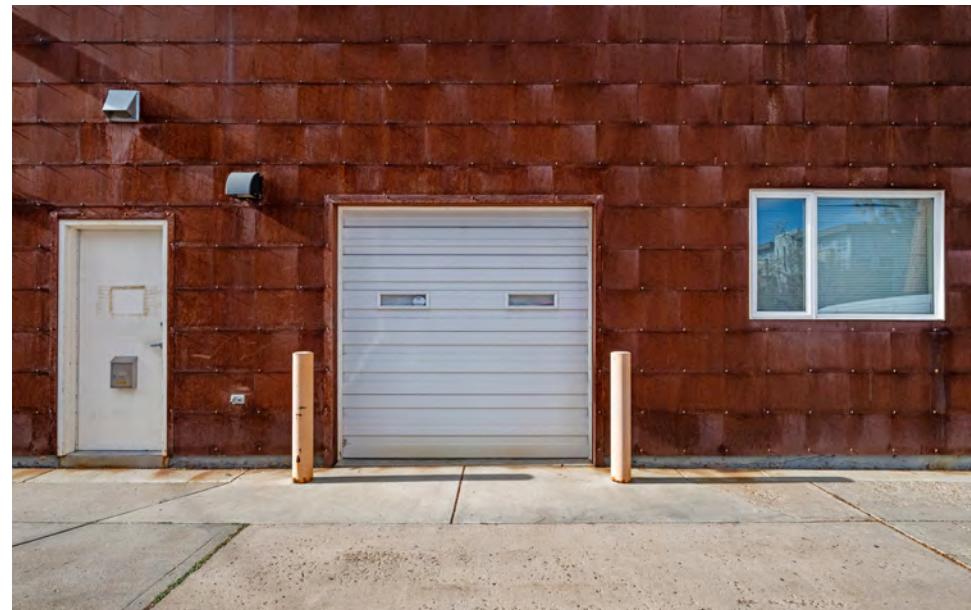
8' x 8'
Drive In Door



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



RENT VS. OWN SCENARIOS

SOURCE/ASSUMPTION	RENT	SBA (1)	CONVENTIONAL (2)
EST. LOAN		\$1,349,100	\$1,199,200
EST. EQUITY REQUIRED		\$149,900	\$299,800
RENT/MORTGAGE	\$24 PSF NNN	\$72,024	\$114,319
TAXES (3)	See Tax Analysis	\$11,768	\$18,639
INSURANCE	Per Owner	\$3,846	\$6,091
COMMON UTILITIES	Per Owner	\$1,236	\$1,957
SEPARATELY METERED UTILITIES	Per Owner	\$3,162	\$3,162
REPAIRS & MAINTENANCE	Per Owner	\$849	\$1,345
PLOWING & LANDSCAPE	Per Owner	\$2,363	\$3,743
ANNUAL TOTAL	\$95,249	\$149,255	\$127,654
HOUSE RENT	\$2,250/mo	\$27,000	\$27,000
PRINCIPAL (5 Yr. Average)		\$23,878	\$24,147
NET TOTAL (ANNUAL)	\$95,249	\$98,377	\$76,507
NET TOTAL (MONTHLY)	\$7,937	\$8,198	\$6,376

1) Assuming 10% down 6.99% interest. 25 year amortization.

2) Assuming 20% down at 6% interest. 25 year amortization.

3) See Tax Analysis

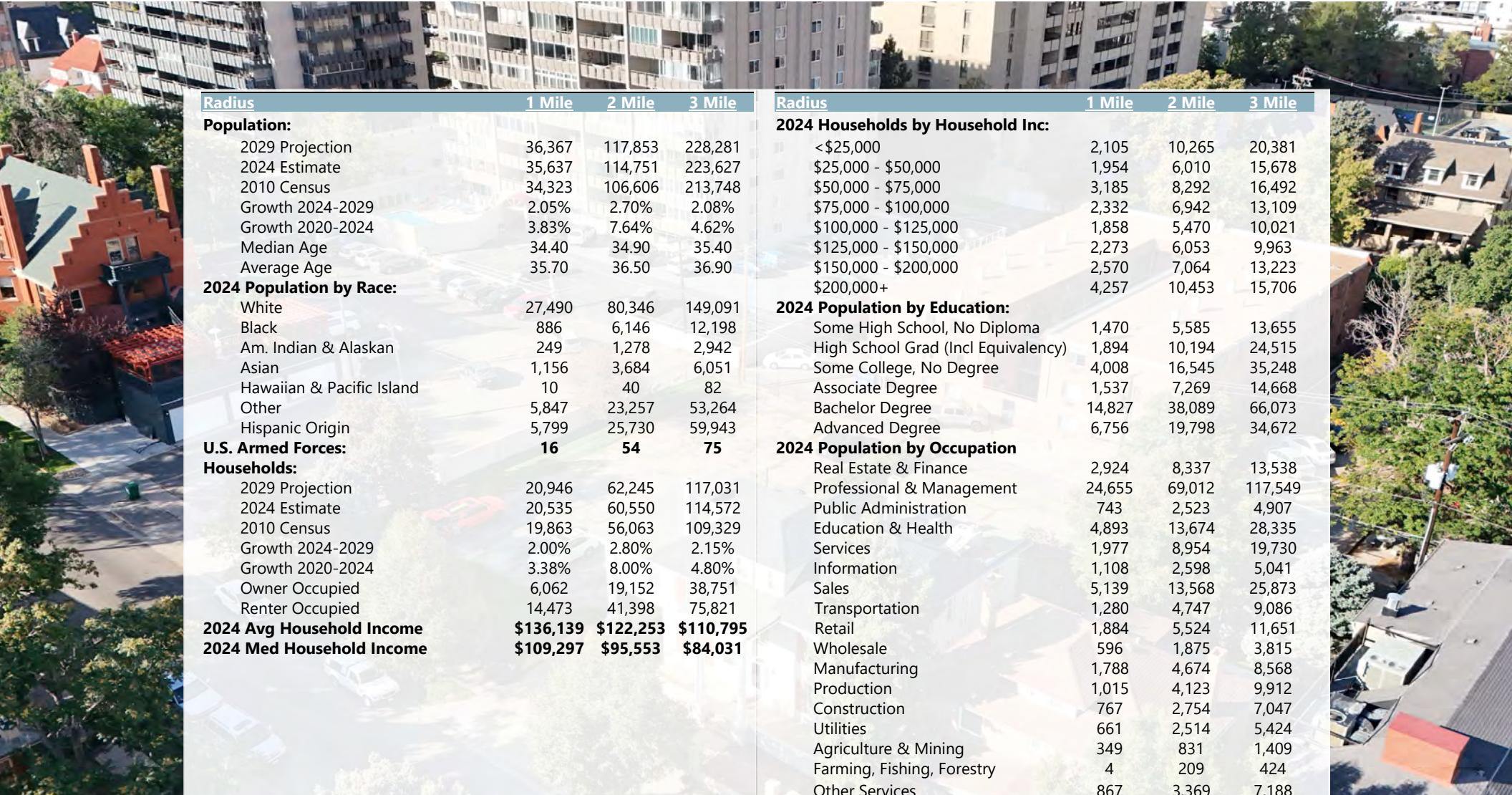
* Estimated Mortgage is subject to the approval of the borrower's credit

PROPERTY TAX ANALYSIS

TAX YEAR	ACTUAL	ASSESSED	MILL LEVY	TAX AMOUNT	MONTHLY
2025 Taxes Paid in 2026	\$1,295,600	\$234,148	79.602	\$18,639	\$1,553.22
2026 Taxes Paid in 2027	\$1,295,600	\$234,148	81.990	\$19,198	\$1,599.82
2027 Taxes Paid in 2028	\$1,499,000	\$270,908	84.450	\$22,878	\$1,906.51
2028 Taxes Paid in 2029	\$1,499,000	\$270,908	86.983	\$23,564	\$1,963.71

In Colorado, the property taxes are reassessed every off-numbered year and are paid in arrears the following year. For this property, there is an assessment rate of 18.07% which is multiplied by the Actual Value to determine the Assessed Value. The Assessed Value is multiplied by the Mill Levy (currently 79.602) to determine the annual property tax bill. The sale of the property does not automatically trigger a new assessment for property taxes in Colorado. This projection does not reflect a reassessment until 2027 taxes paid in 2028. The Actual Value is 100% of our sale price. We increase the Mill Levy by 3% annually.

AREA DEMOGRAPHICS



Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile				
Population:											
2029 Projection											
2029 Projection	36,367	117,853	228,281	<\$25,000	2,105	10,265	20,381				
2024 Estimate	35,637	114,751	223,627	\$25,000 - \$50,000	1,954	6,010	15,678				
2010 Census	34,323	106,606	213,748	\$50,000 - \$75,000	3,185	8,292	16,492				
Growth 2024-2029	2.05%	2.70%	2.08%	\$75,000 - \$100,000	2,332	6,942	13,109				
Growth 2020-2024	3.83%	7.64%	4.62%	\$100,000 - \$125,000	1,858	5,470	10,021				
Median Age	34.40	34.90	35.40	\$125,000 - \$150,000	2,273	6,053	9,963				
Average Age	35.70	36.50	36.90	\$150,000 - \$200,000	2,570	7,064	13,223				
2024 Population by Race:											
White	27,490	80,346	149,091	\$200,000+	4,257	10,453	15,706				
Black	886	6,146	12,198	2024 Population by Education:							
Am. Indian & Alaskan	249	1,278	2,942	Some High School, No Diploma	1,470	5,585	13,655				
Asian	1,156	3,684	6,051	High School Grad (Incl Equivalency)	1,894	10,194	24,515				
Hawaiian & Pacific Island	10	40	82	Some College, No Degree	4,008	16,545	35,248				
Other	5,847	23,257	53,264	Associate Degree	1,537	7,269	14,668				
Hispanic Origin	5,799	25,730	59,943	Bachelor Degree	14,827	38,089	66,073				
U.S. Armed Forces:	16	54	75	Advanced Degree	6,756	19,798	34,672				
Households:											
2029 Projection	20,946	62,245	117,031	2024 Population by Occupation							
2024 Estimate	20,535	60,550	114,572	Real Estate & Finance	2,924	8,337	13,538				
2010 Census	19,863	56,063	109,329	Professional & Management	24,655	69,012	117,549				
Growth 2024-2029	2.00%	2.80%	2.15%	Public Administration	743	2,523	4,907				
Growth 2020-2024	3.38%	8.00%	4.80%	Education & Health	4,893	13,674	28,335				
Owner Occupied	6,062	19,152	38,751	Services	1,977	8,954	19,730				
Renter Occupied	14,473	41,398	75,821	Information	1,108	2,598	5,041				
2024 Avg Household Income	\$136,139	\$122,253	\$110,795	Sales	5,139	13,568	25,873				
2024 Med Household Income	\$109,297	\$95,553	\$84,031	Transportation	1,280	4,747	9,086				
				Retail	1,884	5,524	11,651				
				Wholesale	596	1,875	3,815				
				Manufacturing	1,788	4,674	8,568				
				Production	1,015	4,123	9,912				
				Construction	767	2,754	7,047				
				Utilities	661	2,514	5,424				
				Agriculture & Mining	349	831	1,409				
				Farming, Fishing, Forestry	4	209	424				
				Other Services	867	3,369	7,188				



A black sign for 'wild & indie HAIR LOUNGE' with a stylized 'w' and 'i' logo.

A black sign for 'Wilderness Exchange UNLIMITED' with a stylized sun logo.

Wilderness Exchange
customers only

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