

# CHERRY MANOR APARTMENTS

1475 Cherry Street, Denver, CO 80220



## OFFERING SUMMARY

Price: \$3,400,000

Property Type: Multi-Family

Building Size: 12,339 Sq ft.

Price/SF: \$276 Price/Door \$200,000

Lot Size: 0.32 Acres

Year Built: 1946

Stories: 3

Units: 17

Zoning: U-TU-C

## INVESTMENT HIGHLIGHTS

- 17-unit apartment asset in a strong Denver rental market
- Seller financing available
- Stable income with value-add upside
- Walk Score of 80 (highly walkable)
- Located near Colfax Avenue amenities
- Strong tenant demand driven by location

## **PROPERTY OVERVIEW**

Construction: Brick & Concrete

Class: C

Amenities: Laundry, Bike Storage, Courtyard

Parking: 6 off-street spaces (expandable)

## **UNIT MIX**

1 Bed / 1 Bath: 6 Units (650-900 SF)

2 Bed / 1 Bath: 11 Units (850-1,150 SF)

## **LOCATION OVERVIEW**

Positioned just off Colfax Avenue, this property benefits from immediate access to dining, retail, nightlife, and transit. The area continues to see growth and revitalization, supporting long-term rent growth and tenant demand.

## **VALUE-ADD STRATEGY**

- Interior upgrades (especially kitchens) to increase rents
- Expense optimization
- Energy-efficient improvements
- Unit reconfiguration potential
- Parking expansion opportunity

## **INVESTMENT SUMMARY**

Cherry Manor Apartments represents a rare opportunity to acquire a stabilized, income-producing multifamily property with significant upside potential in a prime Denver location.