

City Park Multifamily

1570 Saint Paul Street
Denver, CO 80206



FOR SALE

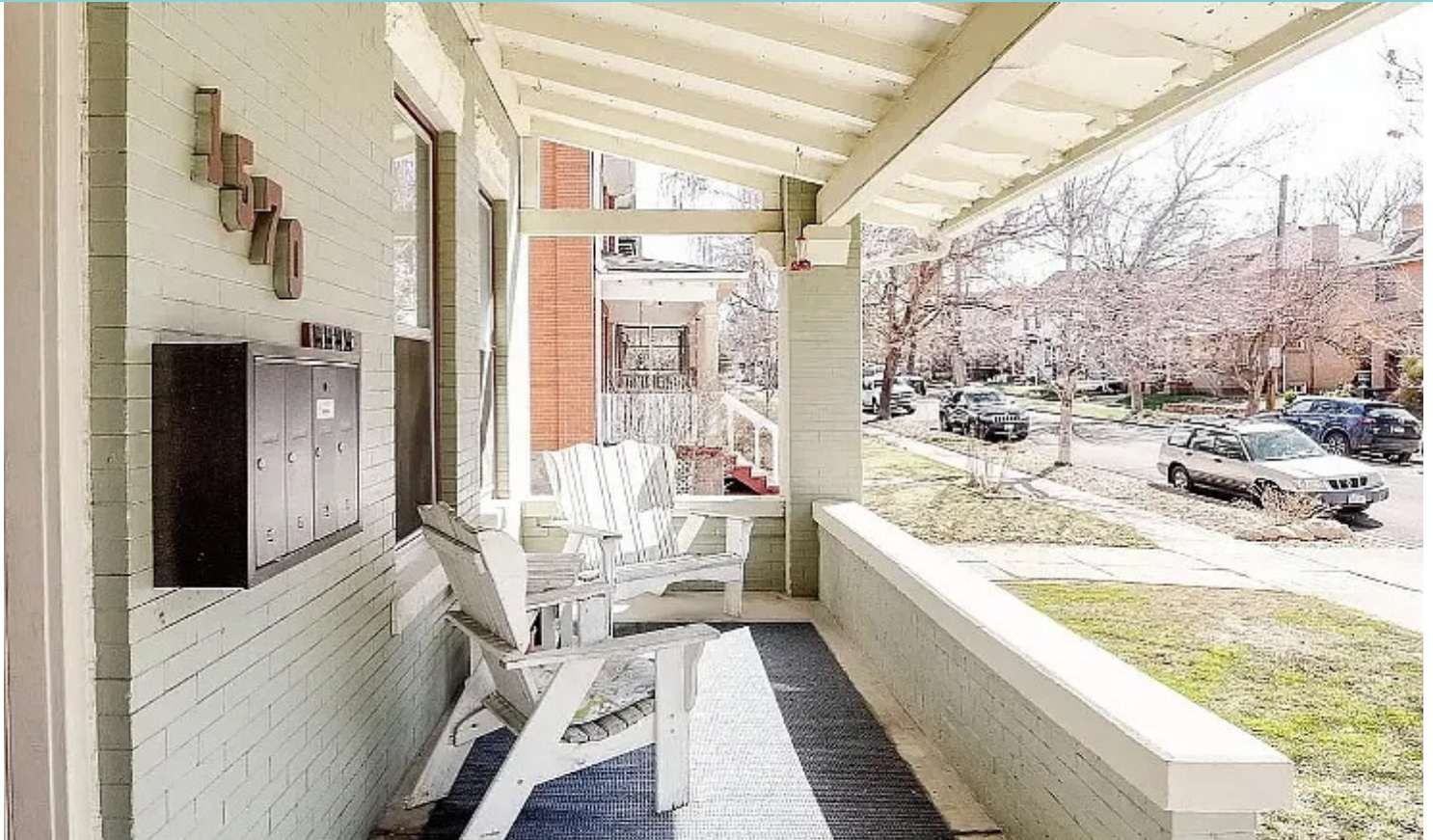
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BellStreet

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For Sale

1570 Saint Paul Street Denver, CO 80206



Property Description

Embrace a prime investment opportunity with this captivating multifamily property in Denver. Boasting 2,610 SF and five units, this well-maintained building offers modern comfort and convenience. With 100% occupancy, it provides a reliable income stream, making it an ideal choice for multifamily investors. Its strategic location in Denver ensures proximity to urban amenities and a thriving rental market. Don't miss out on the chance to add this promising property to your investment portfolio and benefit from its strong rental history and potential for future growth.

Property Highlights

- Amazing location for residents
- Strong income history
- Fully occupied

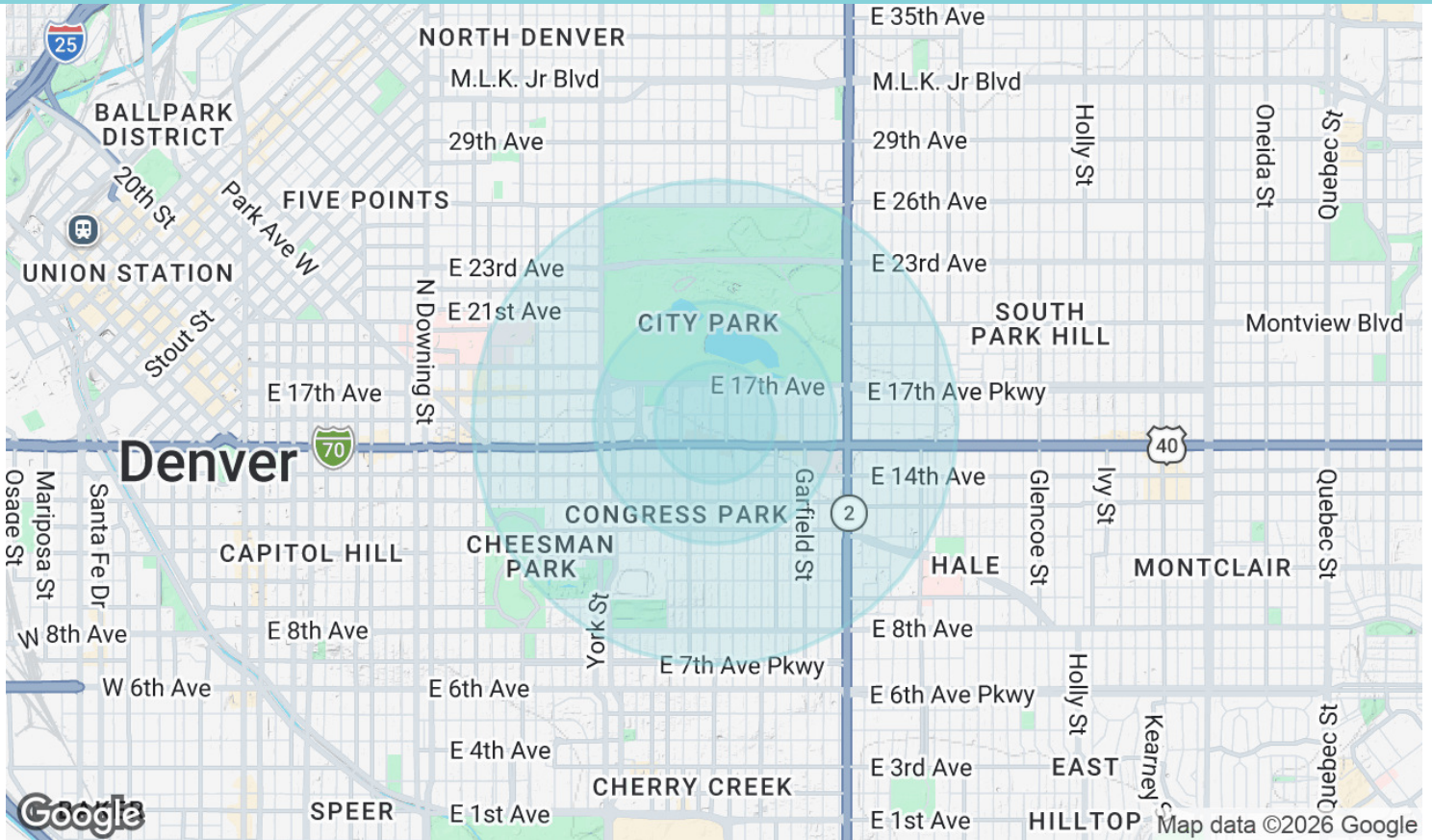
Offering Summary

Sale Price:	\$1,475,000
Number of Units:	5
Lot Size:	6,245 SF
Building Size:	2,610 SF
NOI:	\$94,294.00
Cap Rate:	6.39%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,730	4,715	15,655
Total Population	3,117	8,347	28,067
Average HH Income	\$134,544	\$120,528	\$126,922

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Population

	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,117	8,347	28,067
Average Age	36.1	34.3	36.9
Average Age (Male)	41.0	36.6	38.0
Average Age (Female)	34.2	33.3	36.0

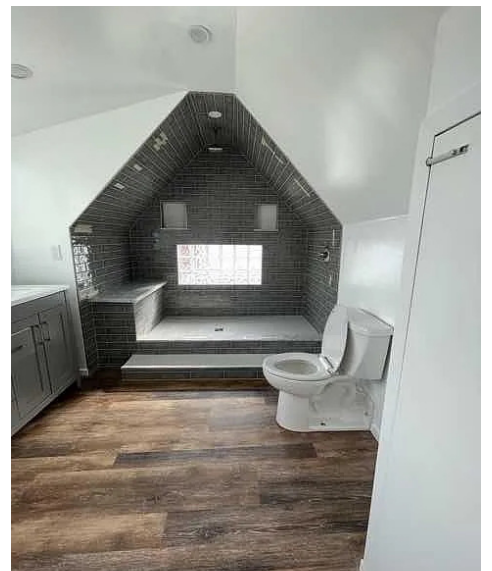
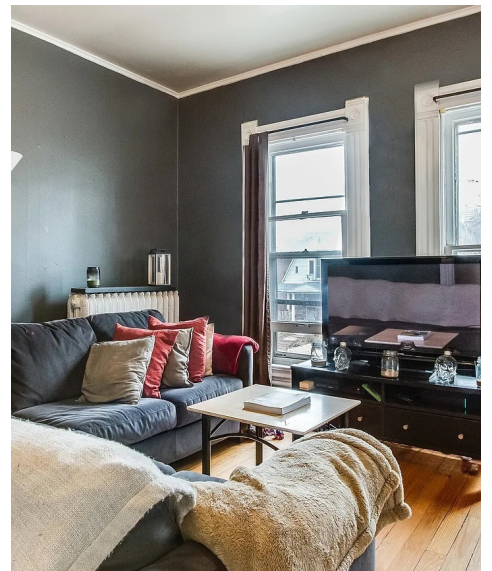
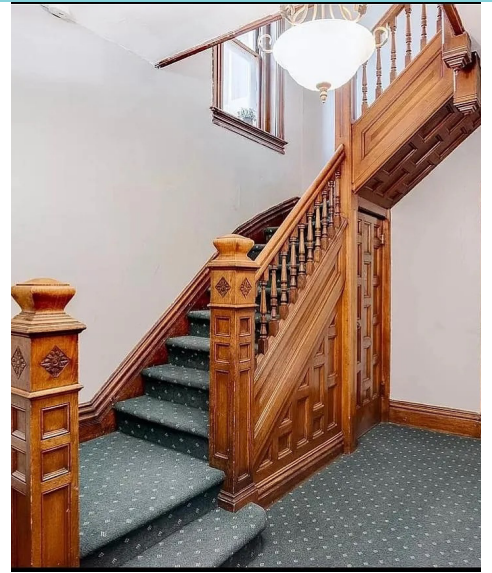
Households & Income

	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,730	4,715	15,655
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$134,544	\$120,528	\$126,922
Average House Value	\$1,012,501	\$811,498	\$812,514

2023 American Community Survey (ACS)

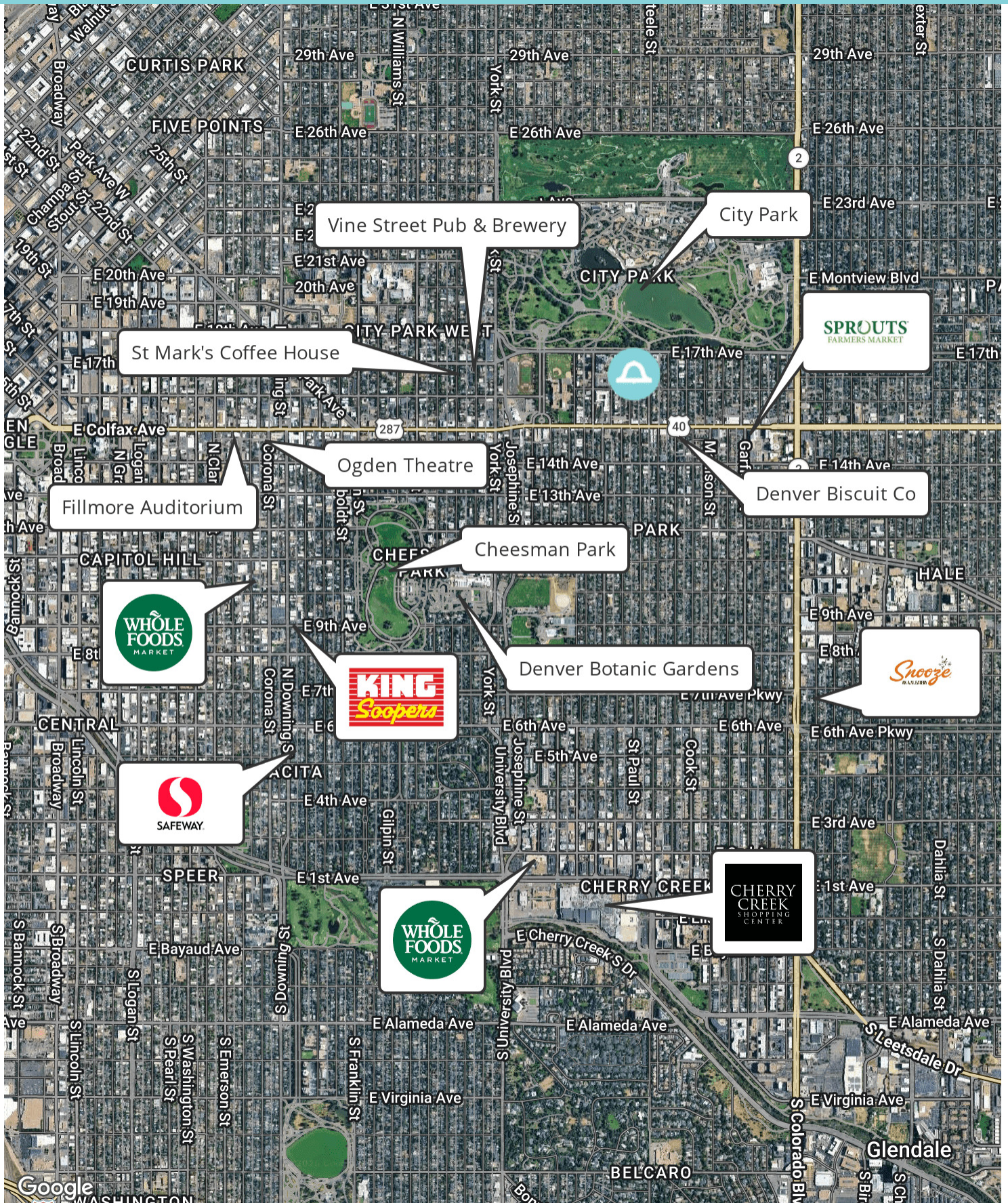
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Income Summary

2025 Actual Income/Expense

Rent	\$104,320
Utility Charge	\$5,640
Parking	\$2,100
Pet Fees	\$1,200

Gross Income **\$113,260**

Expenses Summary

2025 Actual Income/Expense

Taxes	\$5,744
Insurance	\$3,120
Utilities	\$5,640
Maintenance	\$4,462

Operating Expenses **\$18,966**

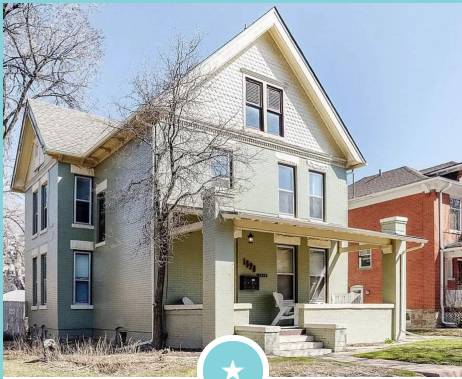
Net Operating Income **\$94,294**

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Suite	Bedrooms	Bathrooms	Rent	Lease End
1	2	1	\$2,390	6/2027
2	-	1	\$990	7/2026
3	1	1	\$1,690	6/2026
4	1	1	\$1,490	6/2026
5	-	1	\$1,950	6/2026
Totals			\$8,510	
Averages			\$1,702	



1570 St Paul

1570 Saint Paul Street, Denver, CO 80206

Price:	\$1,475,000
Bldg Size:	2,610 SF
No. Units:	5
Cap Rate:	6.39%
Year Built:	1890



725 Corona St

Denver, CO 80128

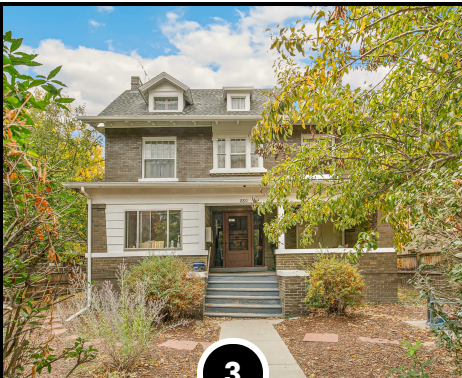
Price:	\$1,330,000
Bldg Size:	5,305 SF
No. Units:	7
Cap Rate:	5.37%
Year Built:	1908



1133 Clarkson St

Denver, CO 80218

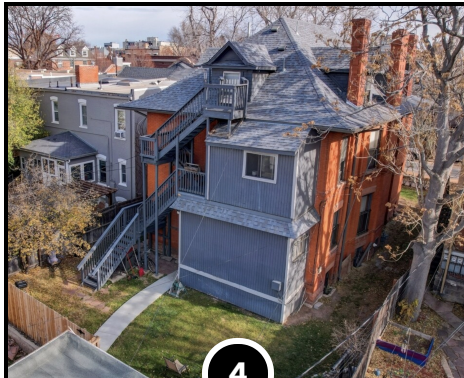
Price:	\$895,000
Bldg Size:	3,202 SF
No. Units:	6
Cap Rate:	5.97%
Year Built:	1898



880 N Marion St

Denver, CO 80218

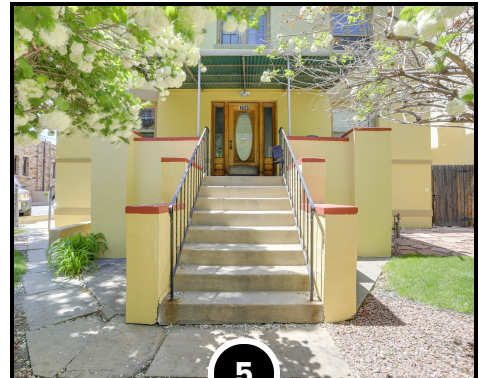
Price:	\$862,500
No. Units:	6
Cap Rate:	5.83%



1145 Clarkson St

Denver, CO 80218

Price:	\$900,000
Bldg Size:	3,496 SF
No. Units:	6
Cap Rate:	5.95%
Year Built:	1892



1625 N Clarkson St

Denver, CO 80218

Price:	\$1,380,000
Bldg Size:	3,690 SF
No. Units:	9
Cap Rate:	5.67%
Year Built:	1896

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