



SUNNYSIDE • DENVER, COLORADO

COMMERCIAL BUILDING FOR SALE

2139 W 44TH AVE

1,925 SF Retail Building
Existing F&B Build-Out

~3,200 SF Side Yard
Restaurant • Cafe • Bar • Retail • Office • More

18' Ceilings

U-MS-2 Zoning



PATIO



INTERIOR

BEN GEARHART

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CONTACT BROKER FOR PRICING

THE PROPERTY

PROPERTY OVERVIEW

A rare chance to own one of Northwest Denver's most recognizable neighborhood gathering spots. This **1,925 SF** freestanding retail building, a character-rich converted garage with soaring 18' ceilings, an operable glass storefront, and abundant natural light, has served as a coffeehouse, cafe, and bar destination for over a decade, anchoring the heart of Sunnyside at 44th & Vallejo.

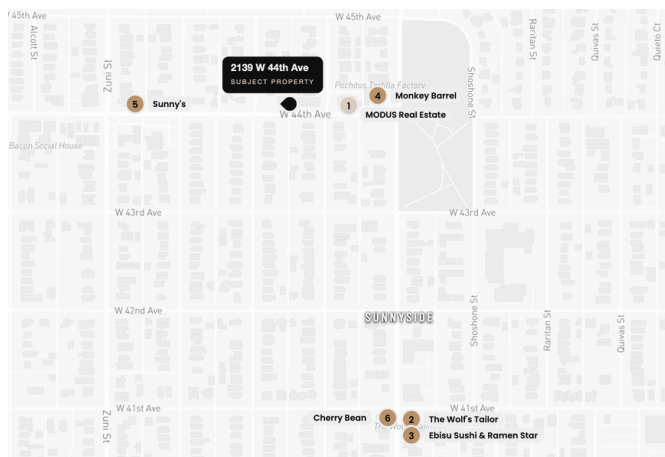
The adjacent **~3,200 SF** side yard offers exceptional flexibility: an expanded patio or beer garden, event space, parking, or future development (subject to zoning). Mixed-use commercial zoning supports restaurant, cafe, bar, retail, residential, hospitality, office, or studio uses.

Sunnyside sits directly north of LoHi and Highland, minutes from downtown and steps from an established residential base with steady demand for walkable neighborhood retail. With existing restaurant infrastructure in place, this is a plug-and-play move for an operator, or a strategic hold in one of Denver's strongest infill corridors.

AT A GLANCE

Building	1,925 SF
Side Yard	~3,200 SF
Ceilings	18' Clear
Zoning	U-MS-2
Neighborhood	Sunnyside
Cross Streets	44th & Vallejo
Use	Retail / F&B
Price	Contact Broker

MORE PHOTOS



LISTED BY

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