

the  
**LUMBER  
BARON  
INN**

DENVER, CO 80211

OPERATING BED & BREAKFAST AND EVENT CENTER WITH 5 BOUTIQUE HOTEL SUITES

2555 W 37TH AVENUE

**CBRE**

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### The Offering

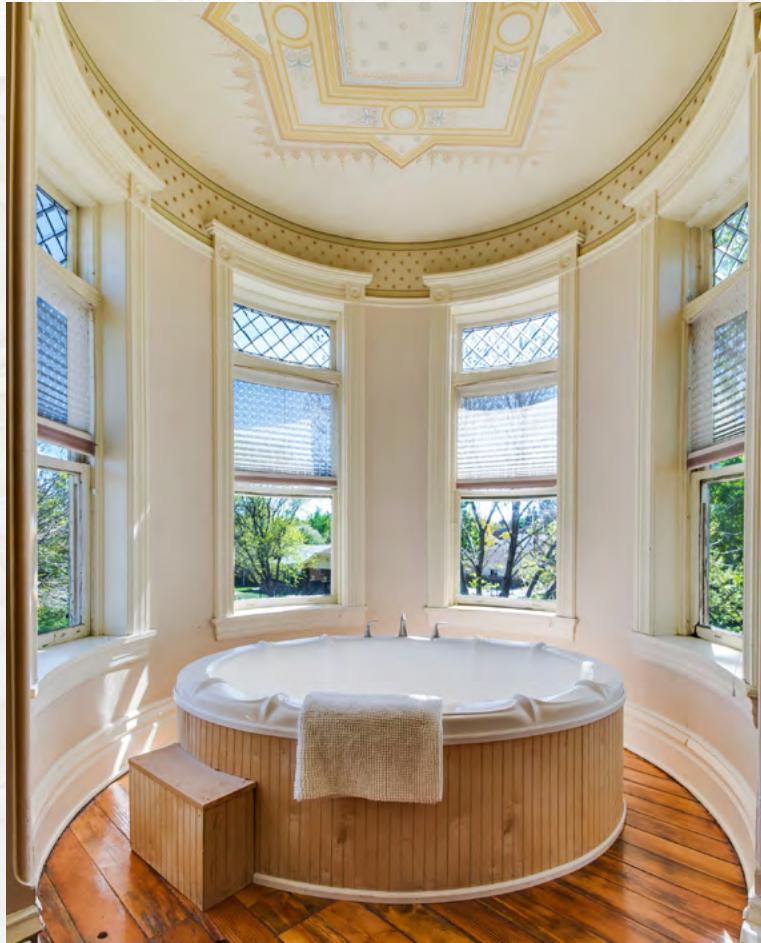
The Lumber Baron Inn & Garden, located at 2555 W 37th Ave., is a historic three-story Victorian mansion in Denver's Potter-Highlands neighborhood. Built in 1890 and meticulously restored to its original floor plan, the property operates as a boutique bed & breakfast, wedding venue, and event space. Nestled on a 0.32-acre corner lot, this iconic landmark offers five luxurious guest suites, each with a private bath, as well as multiple hospitality and entertainment areas including a commercial kitchen for meal preparations and dining events. It can be used as a private residence, live-work operation, or boutique hotel/event center as it is currently operated producing over \$600k annual revenue.



## EXECUTIVE SUMMARY

### Investment Highlights

	Income producing B&B and Event Center featuring 5 guest suites
	Private, intimate and charming Gardens on corner lot at Bryant and 37th in Denver, CO
	Private third level Ballroom with bathrooms (Events of 150+ Guests have been hosted)
	Commercial Kitchen for catering events, private dinners and weddings
	Live-Work Opportunity with renovated Basement Apartment for Owner Operator
	Priced at \$2,995,000
	Outdoor courtyard with seating for 150 Guests + and wedding ceremony space
	Transferable Cabaret Liquor License



Nestled on a 0.32-acre corner lot, this iconic landmark offers five luxurious guest suites, each with a private bath, as well as multiple hospitality and entertainment areas including a commercial kitchen for meal preparations and dining events.

## PROPERTY DESCRIPTION

### Property Overview

<b>Address</b>	2555 W 37th Avenue Denver, CO 80211
<b>Market/Submarket</b>	Denver Highlands
<b>Square Footage</b>	±9,700 SF
<b>Lot Size</b>	±0.32 acres
<b>Year Built</b>	1890
<b>HVAC</b>	Gas Radiator Heat (new system installed within past 2 years) and Evaporative Cooler System
<b>Zoning</b>	PUD- B&B Lodging, Social Activities and private functions for a fee allowed, Cabaret Liquor License in place
<b>Operating Expenses</b>	±\$8 PSF
<b>Taxes</b>	±\$20,082





## Own a Piece of History: A Premier Event Venue & Bed and Breakfast near Downtown Denver

Discover a rare opportunity to own a stunning historic mansion just minutes from the heart of Denver, Colorado. This elegant estate serves as both a thriving event center and a luxury bed and breakfast, offering a seamless blend of charm, sophistication and modern business potential.

Nestled among lush mature gardens, the property boasts inviting outdoor spaces perfect for weddings and special events. Inside you'll find five beautifully appointed guest suites, each with a private bath, ensuring an unforgettable stay for visitors.

A commercial kitchen, a grand third-floor ballroom, and a private basement apartment, where the current owners reside, add to the estate's versatility.

For the savvy entrepreneur, this is a live-work dream opportunity. Prepare gourmet meals in a breathtaking setting, host weddings and other exclusive events, and generate over \$600,000 in annual revenue.



*Opportunities like this are rare: don't miss your chance to own and operate a premier historic destination!*

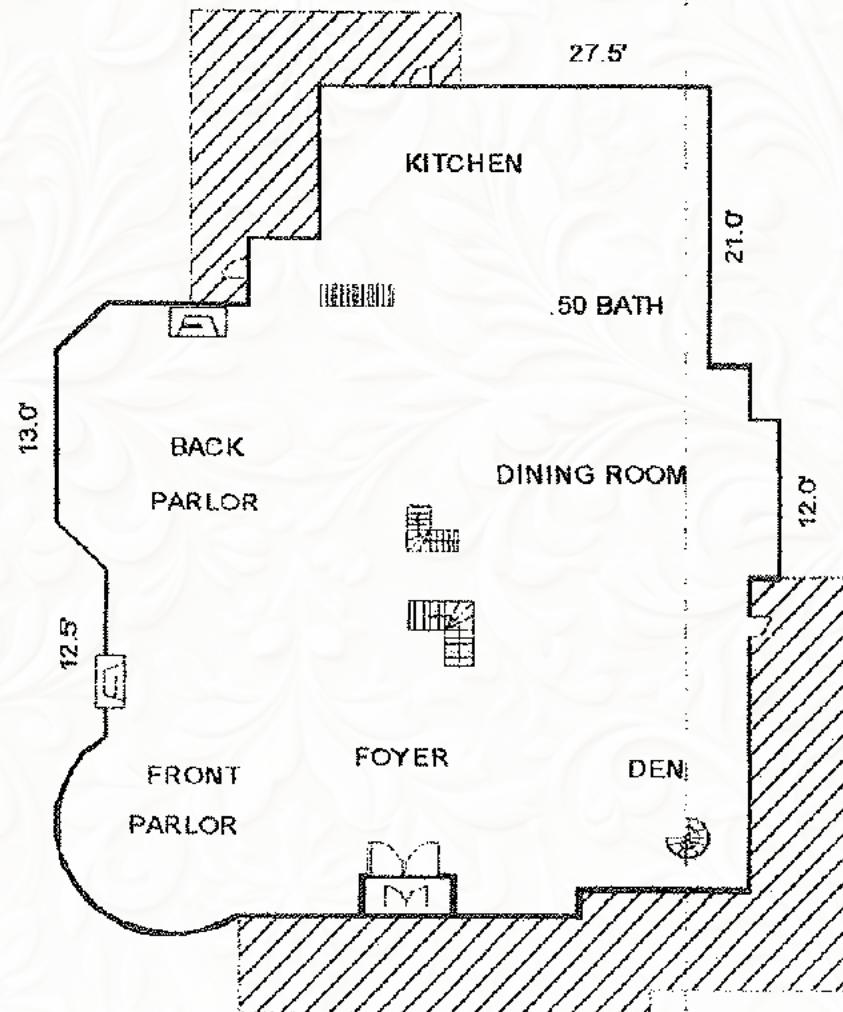




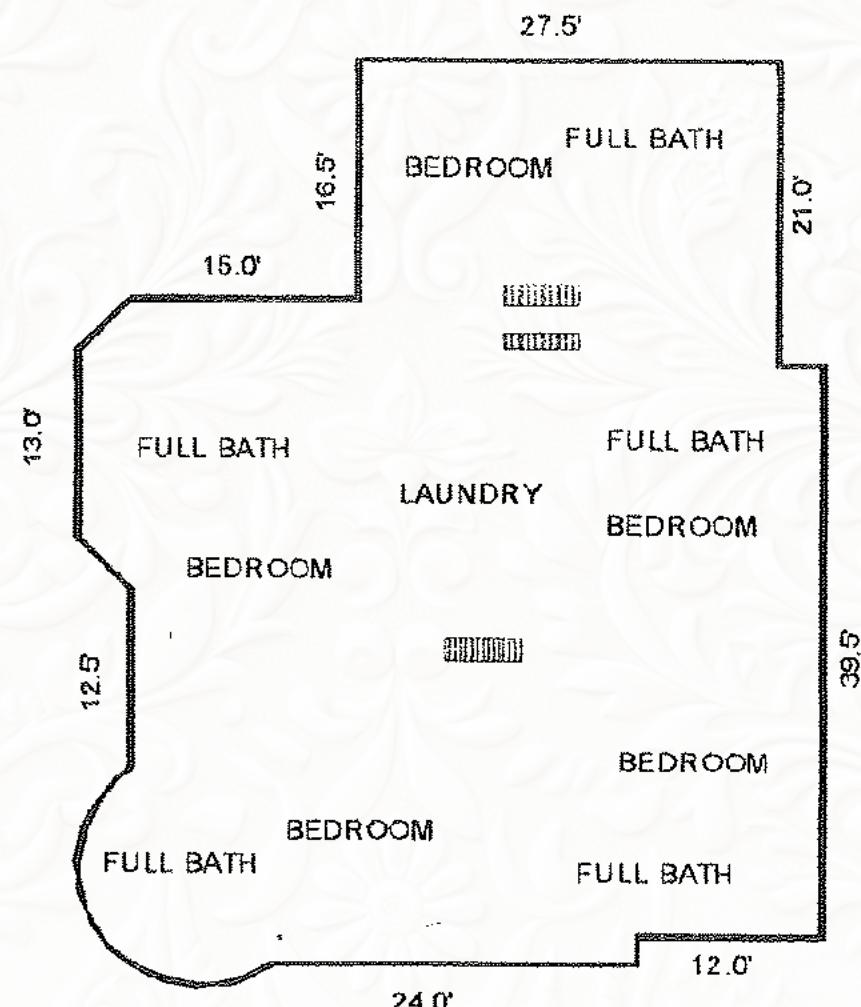
## PROPERTY DESCRIPTION

### Floor Plan

#### MAIN LEVEL



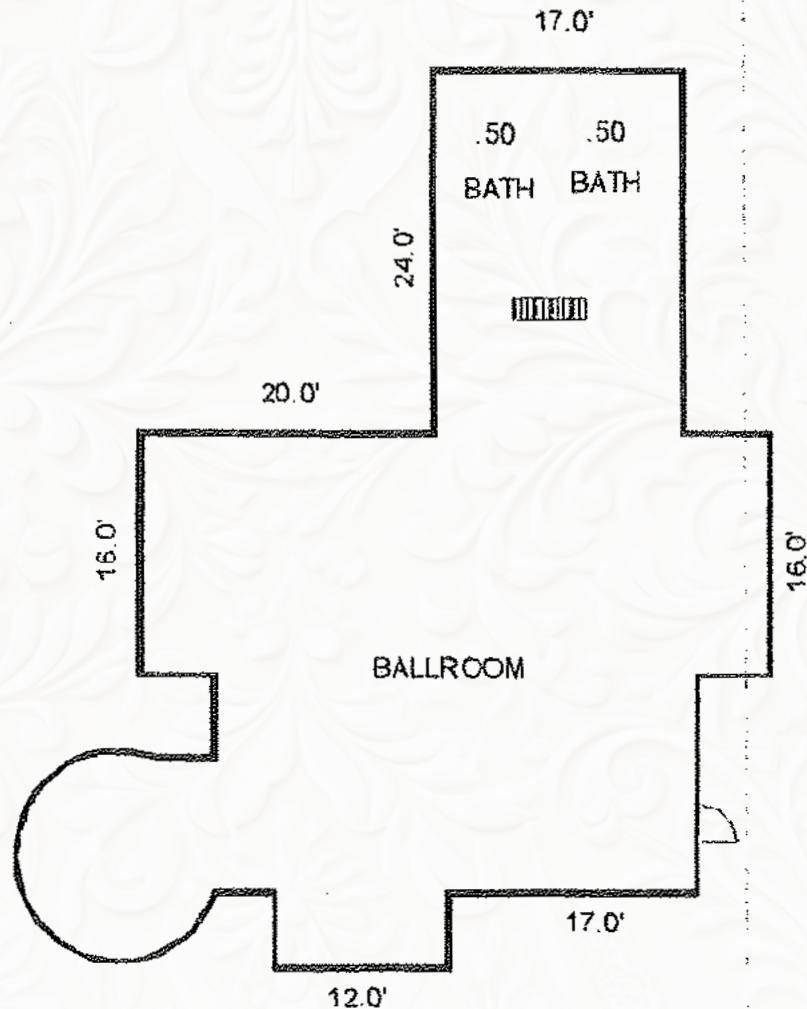
#### SECOND LEVEL



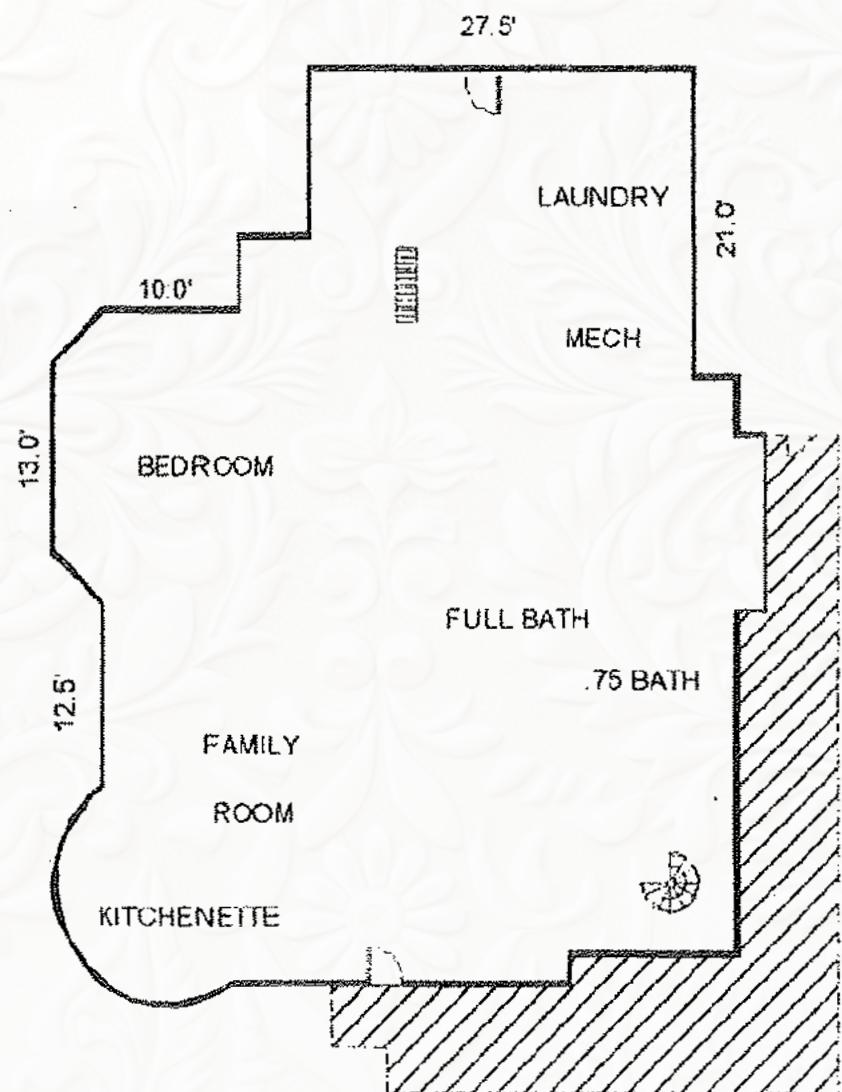
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### Floor Plan

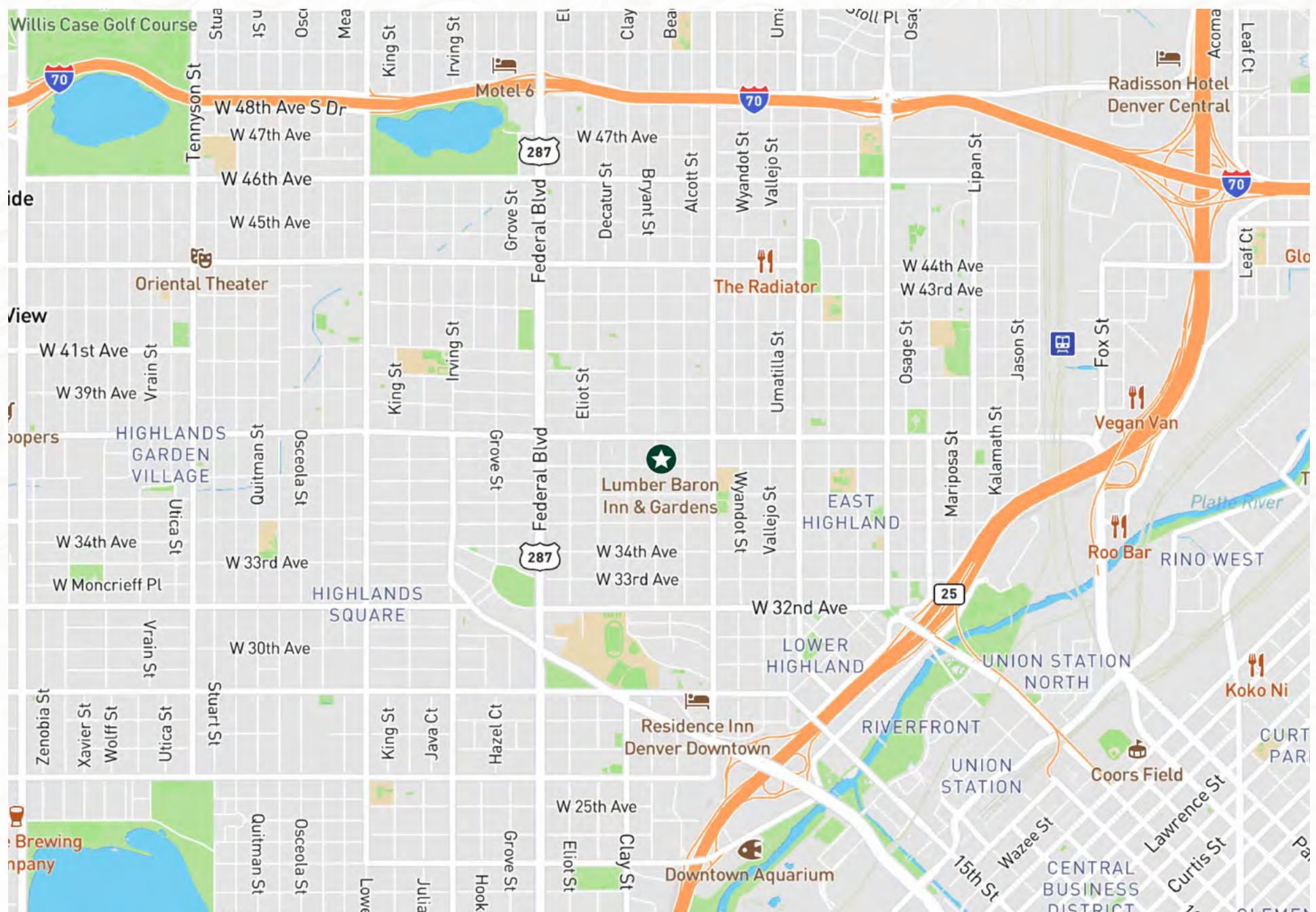
#### UPPER LEVEL



#### BASEMENT



## NEIGHBORHOOD



### Key Location Benefit

Denver Highlands/Potters Field is a historic yet convenient neighborhood to the west of Downtown Denver. Many people choose to live in this convenient location and charming neighborhood. There are mature trees and plenty of historic homes but the area has seen lots of apartment and townhome development in recent years. There is a plethora of charming shops and restaurants, all within walking distance.





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