



FOR SALE

727 W 6TH AVENUE
DENVER, CO 80204



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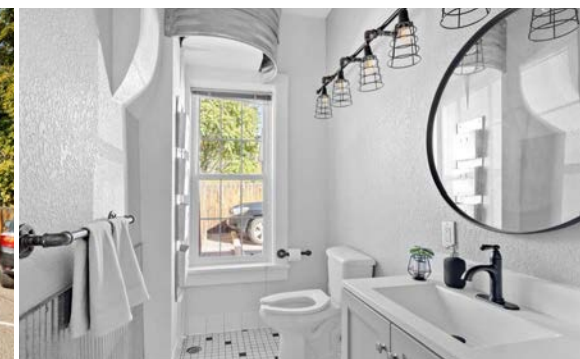
MODUS
COMMERCIAL

PROPERTY OVERVIEW

Address:	727 W 6th Avenue, Denver, CO 80204
Price:	\$315,000
Building SF	597
Year Built:	1884
Property Type:	Office
Zoning:	B-2
Parking:	2 off-street spots

PROPERTY HIGHLIGHTS

This office condo is located in the heart of the Baker and Santa Fe art district neighborhoods. There is an abundance of restaurants, coffee shops and shopping in very close proximity to the property. Both Santa Fe and 6th Avenue are major arterials into downtown Denver, which make the property easily accessible from anywhere in the city. The property boasts three parking spots, beautiful re-finished hardwood floors, newly painted walls, updated bathroom, new lighting, a newly landscaped community outdoor area and exposed brick walls. The building is perfect for an owner user looking to get into one of Denver's best neighborhoods.



DENVER



SOUTH BROADWAY STATS



Total Population

15,500



Total Population
(Denver)

711,463



Median Sale Price
Average

\$1,800,000
Trending up 34.9% year-over-year



Household Income

\$102,882 per year



Persons
per Household

3



Total Labor Force
(All of Denver)

1,748,179

Many people have been attracted to Wash Park because of its proximity to downtown and features such as the recreation and green space of Washington

Park, the proximity to popular restaurants and shops. The neighborhood's cultural and economic diversity is also a quality of which the neighborhood is proud and for which it is known.

LOCATION

