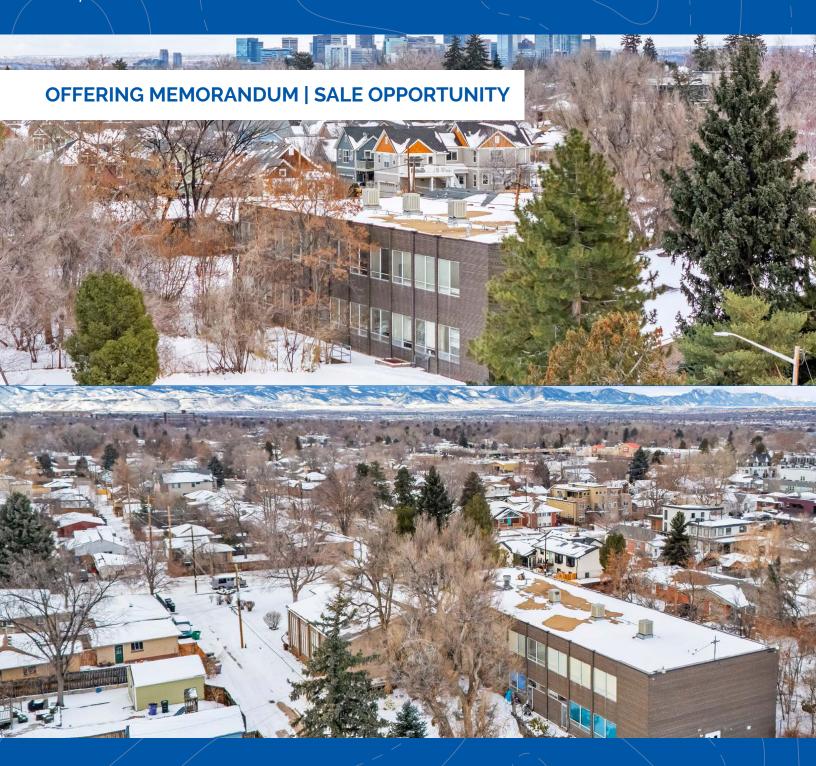
3650 YATES STREET

DENVER, CO 80212

16,376 SF





BUILDING SPECIFICATIONS

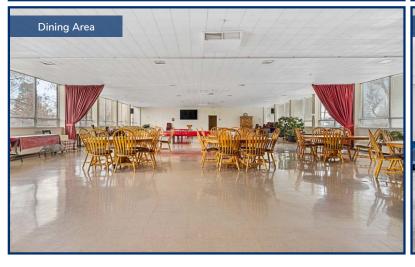
Address	3650 Yates Street Denver, CO 80212
Size	16,376 SF
Sale Price	\$4,499,000
Year Built	1967
Lot Size	1.20 Acres (52,200 SF)
Estimated Annual Taxes (2025)	\$TBD
Zoning	U-SU-C

HIGHLIGHTS

- Prime West Denver location at the crossroads of Tennyson Street, Sloan Lake, Historic West Highlands, Edgewater, and Wheat Ridge — all within a 5-minute drive
- Nestled on a quiet, oversized lot with mature trees, manicured garden, professional landscaping, and abundant off-street parking
- Surrounded by high-income residential housing and vibrant amenities including dining, shopping, entertainment, and outdoor recreation
- Existing building provides flexibility for repurpose,
 redevelopment, or a complete reimagination of the footprint
- Rare chance to secure a scalable property in one of Denver's most sought-after neighborhoods

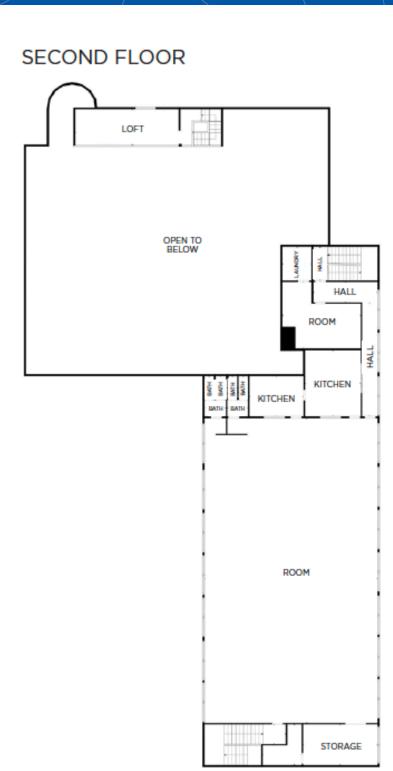








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MAP k Trailer Salt W 60th Ave W 60th Ave 0 0 Arvada Ralston Rd W 58th Ave OLDE TOWN ARVADA Grandview Ave 57th Ave (287) W 56th Ave W-56th Ave W 56th Ave Arvada 14 W 55th Ave The Home W 52nd Ave W 52nd Ave orado 🕒 Wholesale (6) University I-70 CORRIDOR REGIS W 50th Ave W 50th Ave CHAFFEE PARK (287) W 47th Ave Mile High Comics Jason Street Mega Stor Lake Park Mountain W 46th Ave Lake Park Tocabe, An American 🖔 Indian Eatery BERKELEY W 44th Ave W 44th Ave SUNNYSIDE Atomic Cowboy home of Denve Biscuit Co &... F RAL - New and Used Outdoor Goods W 41st Ave W 41st Ave W 41st Ave Wheat Ridge Cyclery Sprouts Farmers Market AIRE BARTHS W 38th Ave 3650 YATES ST Wheat Ridge W 35th Ave W-35th Ave MARSHALL PARK W 33rd Ave HIGHLAND Fire On The Mountain W 32nd Ave W 32nd Ave W 32nd Ave (121) EAST WHEATRIDGE W 29th Ave W 29th Ave CONDOS W 26th Ave W-26th Ave NORTHEAST 0 Edgewater W 25th Ave W Byron Pl UNIO 52 W 24th Ave (287) SLOAN LAKE Edgewater Public Market W 20th Ave PARK Target (2 Metropolitan State W-19th Ave University Lake Park W 17th Ave of Denver lamo Drafthouse W Colfey Ave (121)

