

3650 YATES STREET

DENVER, CO 80212

16,376 SF

OFFERING MEMORANDUM | SALE OPPORTUNITY



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

Chapel



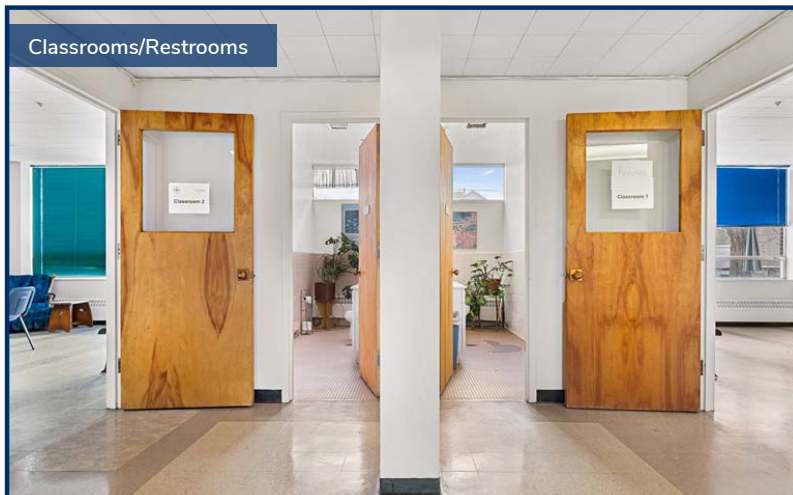
Kitchen



Dining Area

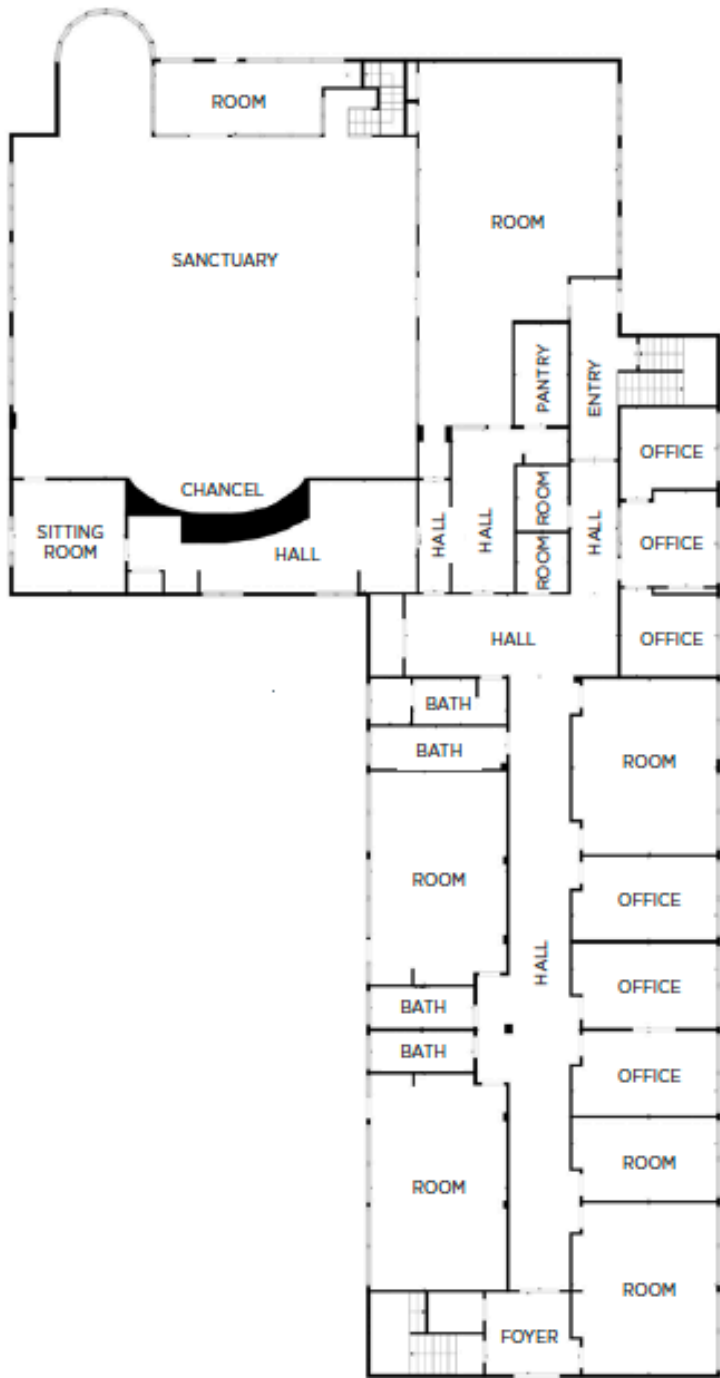


Classrooms/Restrooms

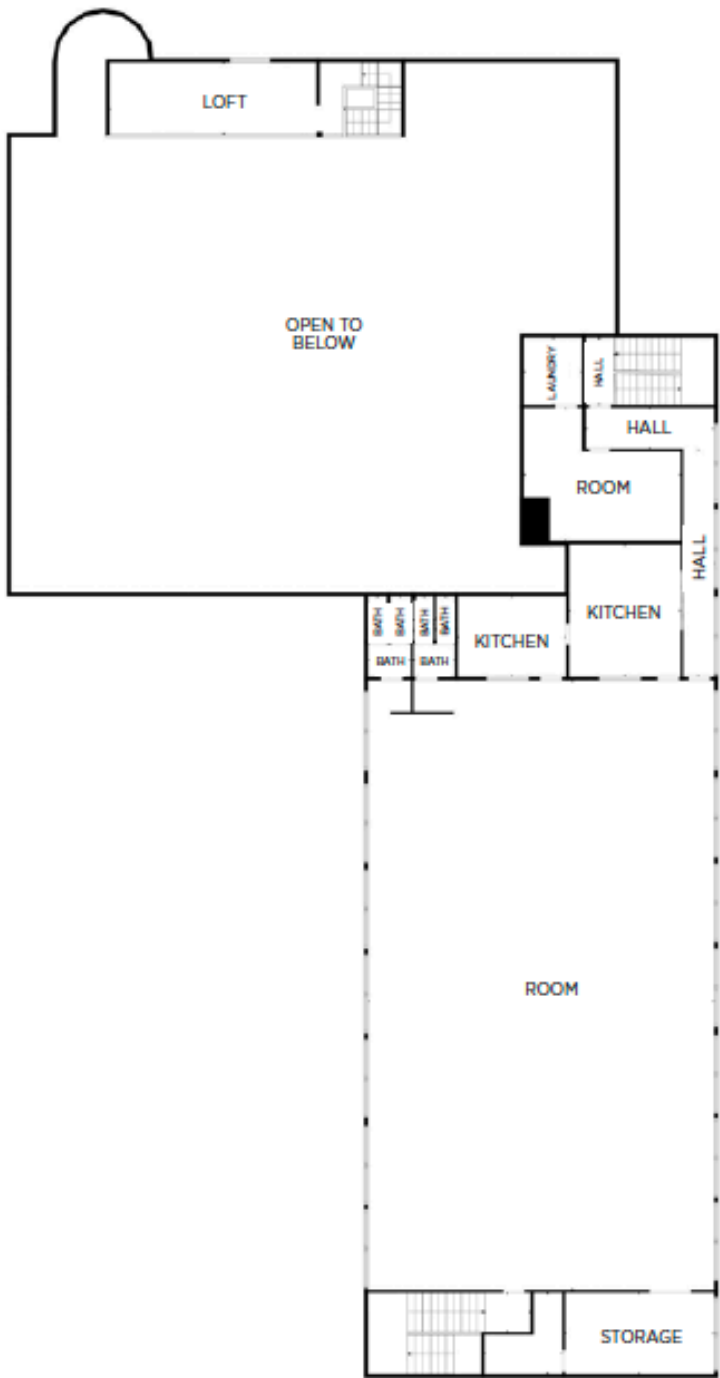


FLOOR PLAN

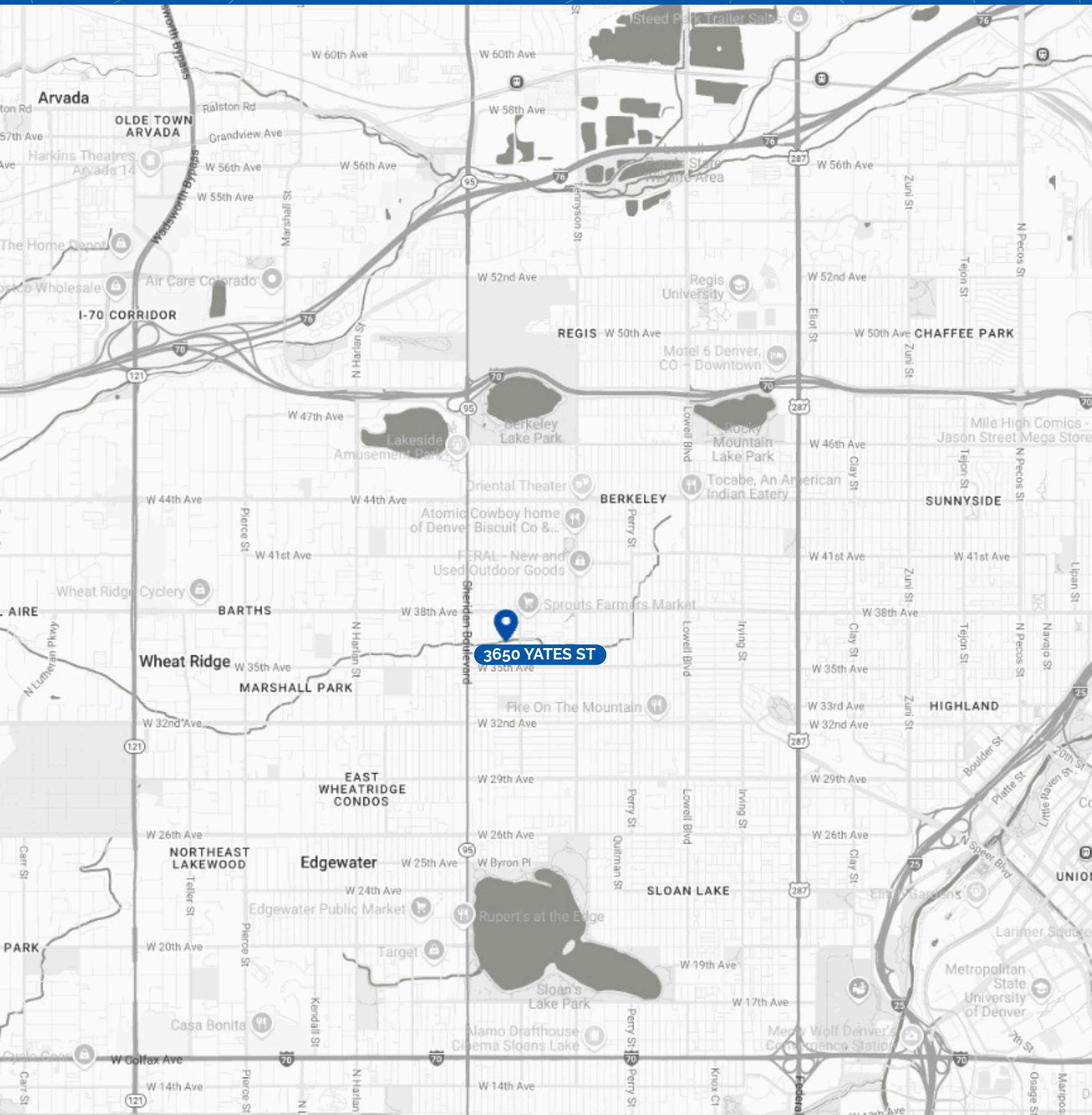
FIRST FLOOR



SECOND FLOOR



MAP



FOR LEASE INFORMATION:

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