

# FOR SALE

## OWNER/USER OR INVESTMENT OPPORTUNITY



**MALMAN**  
REAL ESTATE



For more information:

**TYLER BRAY**  
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# FOR SALE

OWNER/USER OR INVESTMENT OPPORTUNITY



2839 Wyandot St, Denver, CO 80211

## Property Highlights

- » Owner/User or Investment Opportunity
- » Beautiful Brownstone
- » Located in the heart of LoHi
- » Extremely walkable area
- » Neighbors: Downtown Aquarium, Elitch Gardens, Highlands residential neighborhood, Union Station, Ball Arena, Larimar Square, Coors Field & More

## Property Details

<b>Available Size</b>	2,303 SF
<b>Lot Size</b>	0.11 AC
<b>Year Built</b>	1888
<b>Construction</b>	Brick
<b>Parking</b>	(8) Off-Street Parking Spaces
<b>Zoning</b>	C-MX-3
<b>Taxes</b>	\$19,107/Annually

**Sale Price: \$1,375,000**

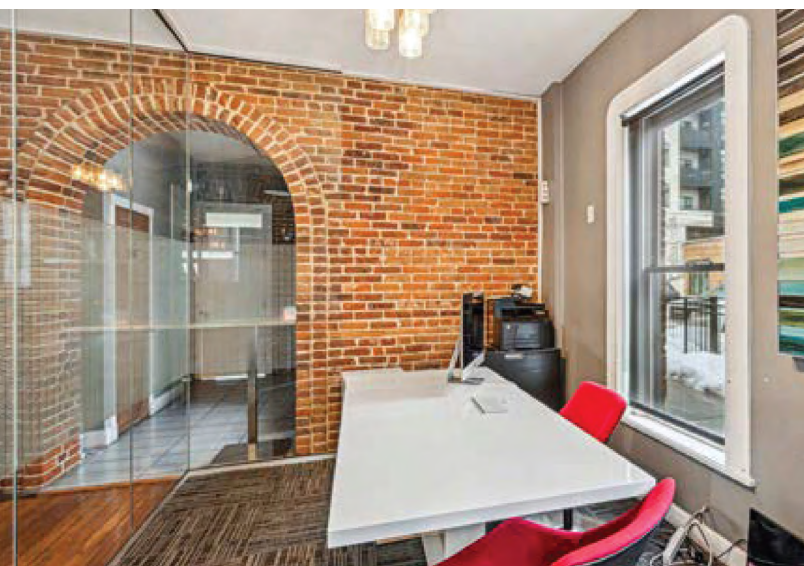
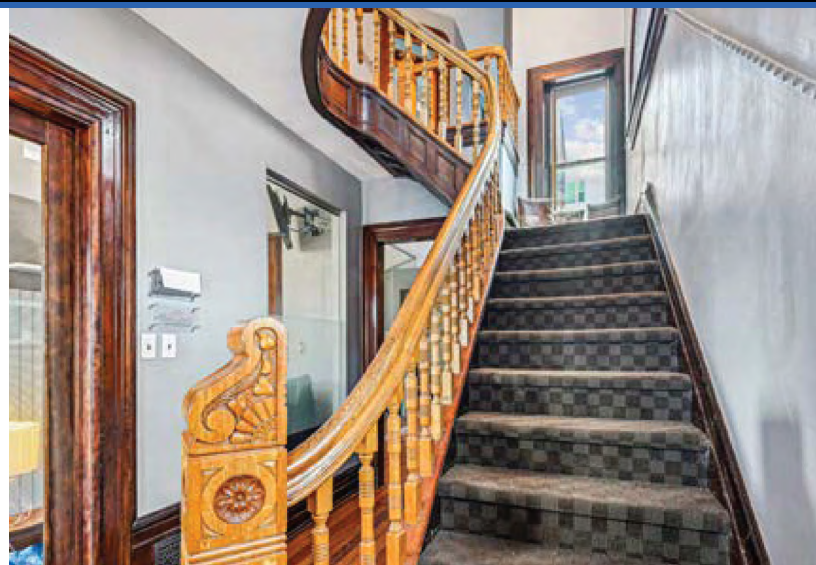
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## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>	36,689	237,158	489,119
<b>Households</b>	21,638	122,245	232,732
<b>Median Age</b>	32.6	34.0	35.2
<b>Median Household Income</b>	\$132,992	\$102,912	\$97,007

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**Auto Zone**

**linger**  
EATUARIES

**Little Man**  
ICE CREAM

**Tony P's**

**K MIZU**  
SUSHI • TERAKAYA

**QK**  
QUIVER KILLER

EST. 2015  
**The HAMPTON SOCIAL**

287

**W 29th Ave 8,778 AADT**

INTERSTATE 25

**SAFeway**

**BESPOKE EDGE**

**N Speer Blvd 32,809 AADT**

**15th St 8,025 AADT**

2,954 AADT

**FLITCH Gardens**  
TRAILS & WATER PARK

**REI COOP**

287

**DOWNTOWN AQUARIUM**  
AN UNDERWATER ADVENTURE  
DENVER, COLORADO

**263,756 AADT**  
INTERSTATE 25

**Ball Arena**

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