

FOR SALE

PLATINUM CRE
INVESTMENTS | BROKERAGE

OFFICE / RESIDENTIAL CONDO

1732 Wazee Street, #201, Denver, CO 80202



ABOUT THE PROPERTY

Presenting a unique opportunity to own a live/work condo in downtown Denver's LoDo neighborhood. Situated on the second floor of The S.H. Supply Co. building at the corner of 17th and Wazee, this condo unit consists of 1,102 SF with two private offices/bedrooms, large loft area, and full kitchen and comes with one covered parking space and one storage unit located on-site. This asset is positioned directly across the street from the vibrant Dairy Block—home to Denver Milk Market and a lively, shop- and restaurant-filled activated alley, just steps away from the front doors of Union Station.

BUILDING DETAILS

Unit Type	Commercial & Residential
Building Size	25,000 SF
Year Built / Renovated	1906 / 2018
Taxes (2026)	\$2,929.08
Zoning	D-LD (Downtown-Lower Downtown)
Uses	Office, Retail, Live/Work, Short-Term Lodging, Mixed-Use

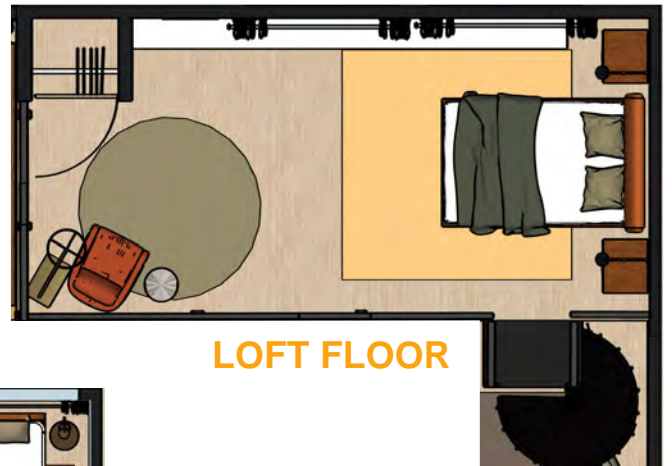
CONTACT

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SALE PRICE: \$450,000

Space can be configured several ways: (here are a few examples)

- 1) All Office (current use) or All Residential
- 2) 2 Offices and 1 Bedroom Loft
- 3) 1 Office, 1 Bedroom, and 1 Bedroom Loft (example renderings)
- 4) 2 Bedrooms and 1 Office Loft



LOFT FLOOR

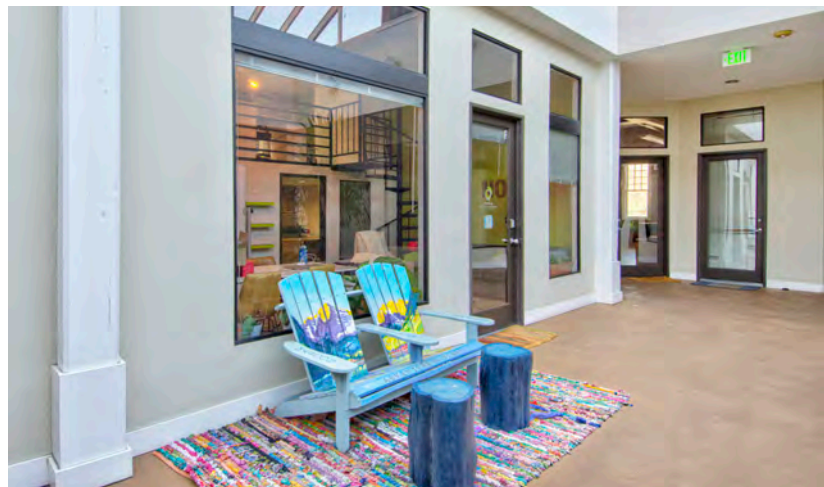
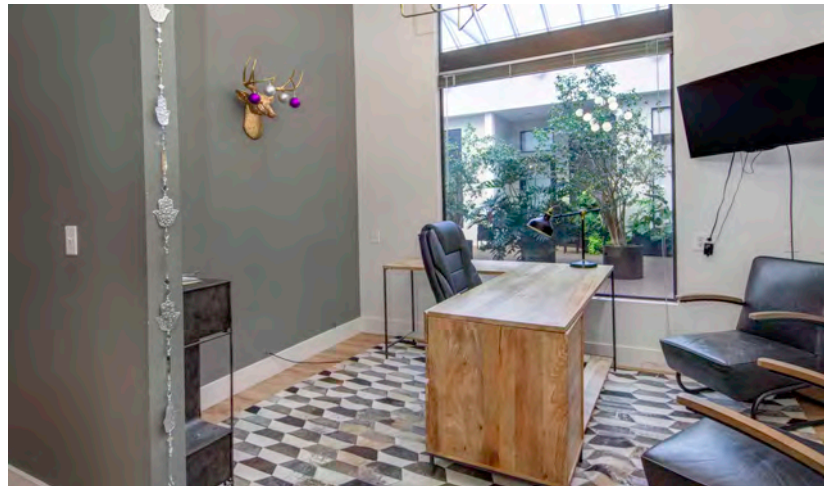
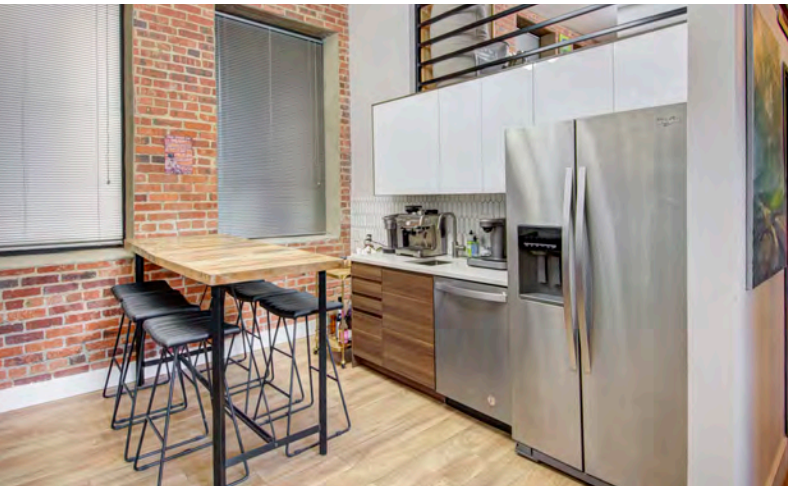
MAIN FLOOR

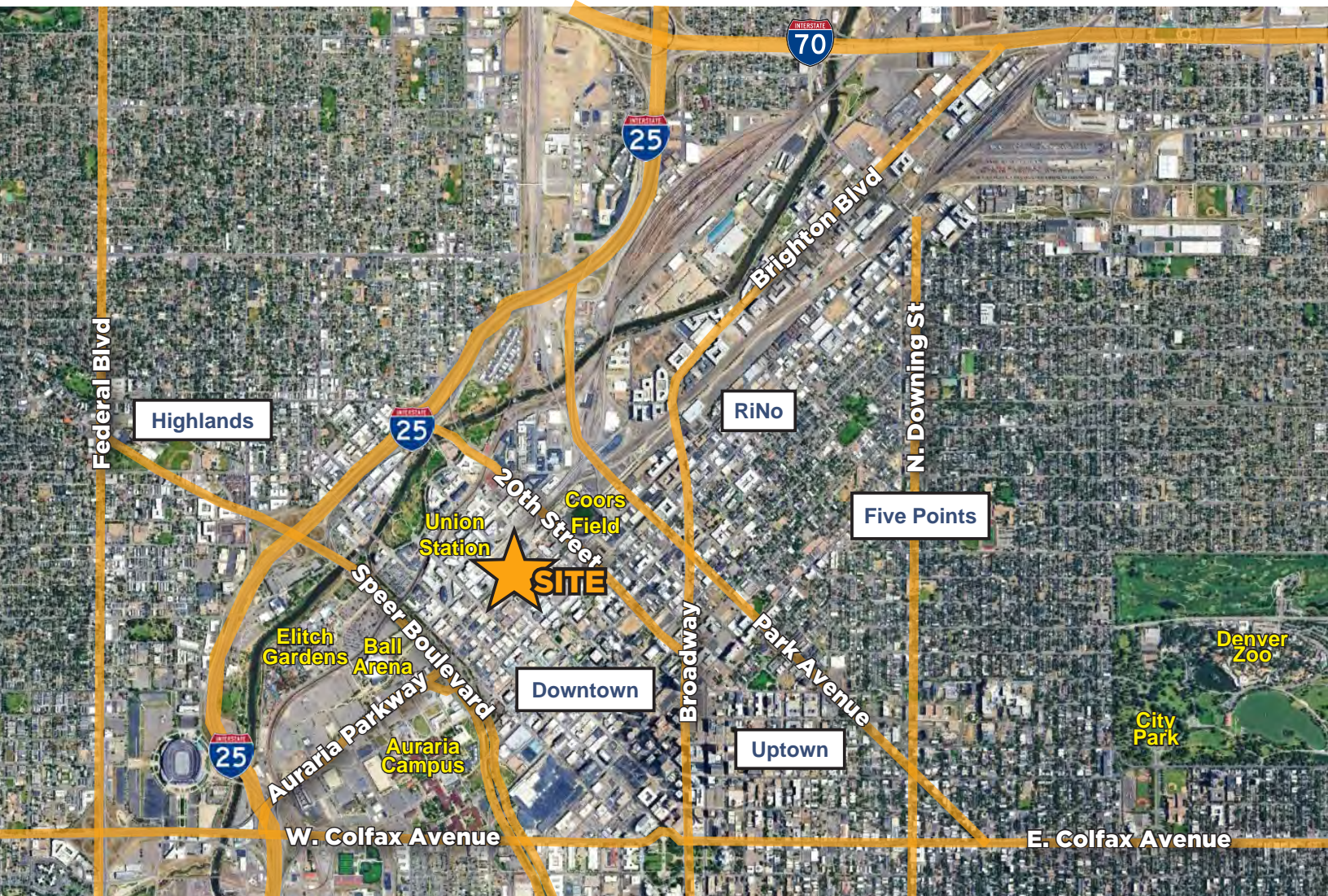


CONDO FEATURES

- Full Kitchen (includes dishwasher, oven/stove, microwave, sink with disposal)
- 2 Private Offices (or 2 Bedrooms)
- Loft and conference (or living) areas
- 1 covered garage space and 1 storage unit
- Lobby atrium on second floor







THE SH SUPPLY LOFTS
 1732 WAZEE STREET, UNIT 201
 DENVER, CO 80202

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