

FOR SALE

BEAUTIFUL, HISTORIC CHARM IN THE HEART OF DENVER

1440 - 1450 MARION STREET DENVER CO 80218



\$4,250,000



Capitol Hill Neighborhood



17 Apartment Units



fairbairn
COMMERCIAL

UNIT MIX

Studio Apartment

4

One Bedroom
Apartment

5

One Bedroom Apartment
w/Balcony

4

Two Bedroom Apartment
w/Balcony

4

Prime Capitol Hill Apartment Building Perfect Value-Add Property with Tremendous Upside Potential

Rare Legacy Asset

Lot Size: 0.29 AC

Building Size: 14,503 SF

No. Stories: 3

No. Units: 17

Year Built: 1902

Parking: On Street,

9 Garages (rented separately)



WALK SCORE®
Walker's Paradise (92)

*Walk to Cheesman Park, numerous
restaurants, bars, music venues & shops*



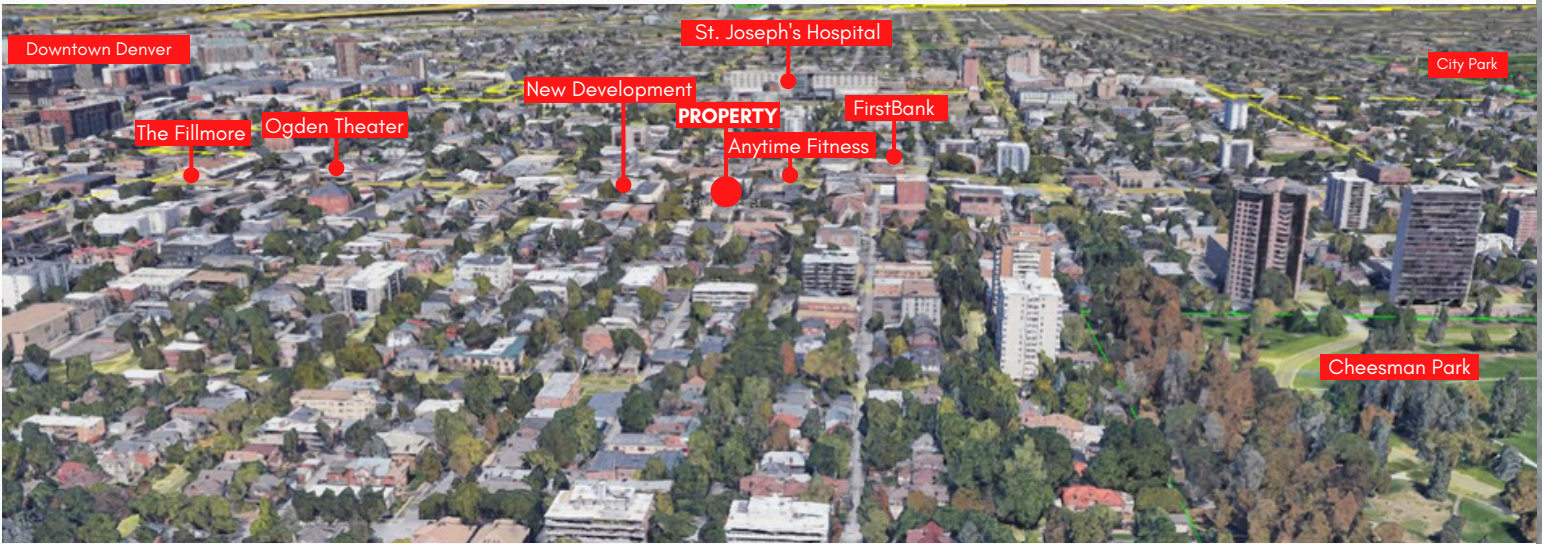
BIKE SCORE®
Biker's Paradise (94)

*Bike to City Park, Downtown, Coors
Field, Denver Zoo, museums*



Contact: John Fairbairn. john@denverofficespace.com . 303-765-4344

LOCATION & AMENITIES



Incredible Urban Location Along the Colfax Corridor



Re-Development



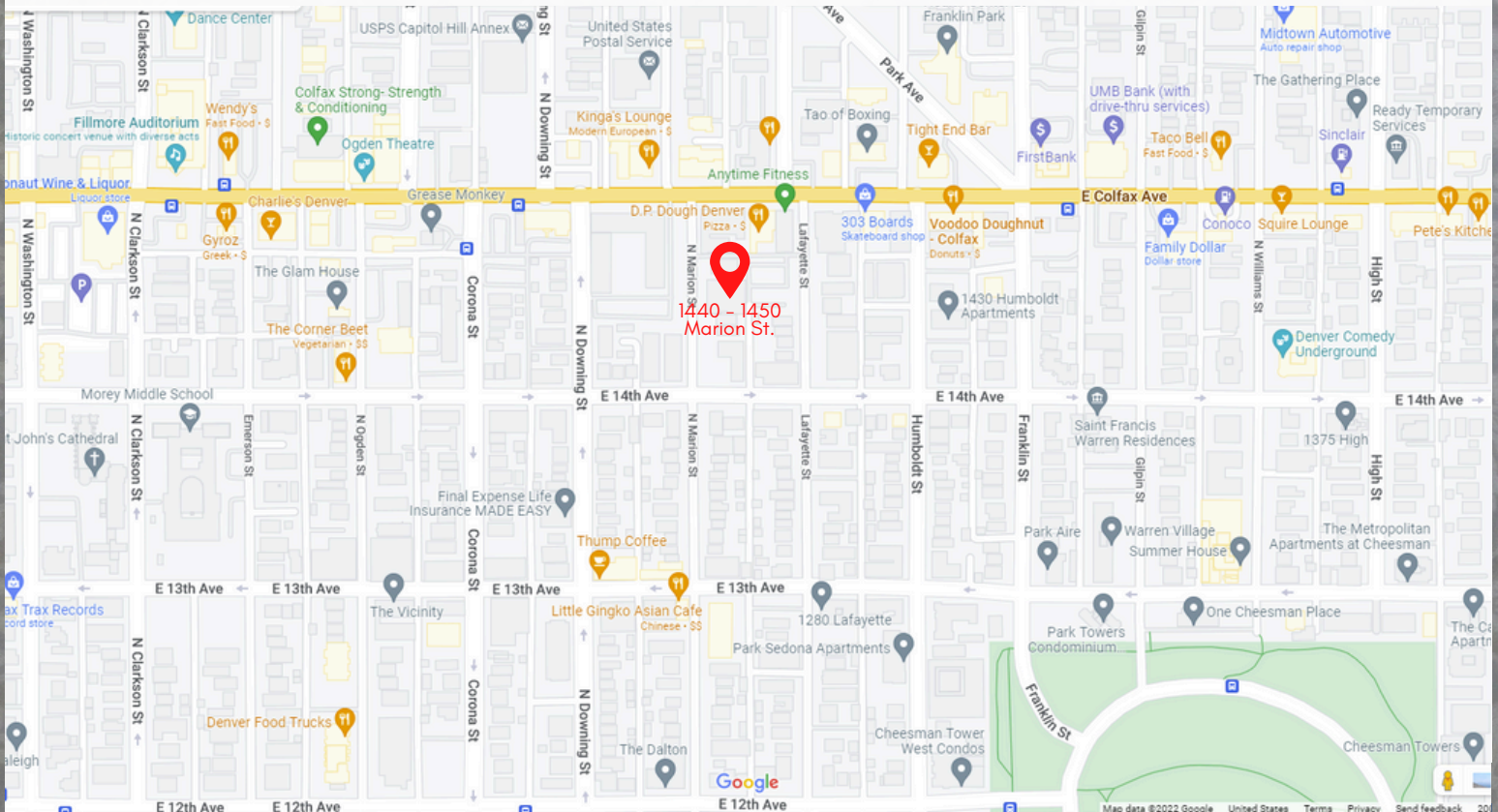
Art on the Ave.



Streetscaping



Festivals



Offered for Sale by Fairbairn Commercial
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OFFERED AT \$4,250,000

Rents	\$ 258,000
Taxes 2023	\$ 24,000
Management	\$ 24,000
Gas	\$ 24,000
Water	\$ 6,000
Annual Repairs	\$ 24,000
Insurance	\$ 8,000
Trash	\$2,040
Electrical	\$2,400
TOTAL EXPENSES	\$ 124,440
NET INCOME	\$133,560

The logo for Fairbairn Commercial, featuring a blue arch above the word "fairbairn" in a serif font, with "C O M M E R C I A L" in a smaller, spaced-out font below it.

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