



PROPERTY DESCRIPTION

Price	\$500,000
Bedrooms	3
Bathrooms	2
Year Built	1954
Zoning	S-SU-D
Neighborhood	Virginia Village
Basement SF	408
Living Area	1,021
Porch - FRM	118
Porch - MAS	39
Building SF	1,429
Land SF	6,000
Building Type	Brick
Roof	Pitched (Replaced within last couple of years)
Electric Meters	1
Gas Meters	1
Water Meters	1
Heat	Forced-Air (Furnace)
AC	Central AC
Parking	Detached Garage
Garage SF	402
Plumbing	Pex/Copper (2025)
Occupancy	VACANT

EXECUTIVE SUMMARY

Situated in Denver's charming Virginia Village neighborhood, **4480 E. Montana Place** is a solid 1954 brick home offering 3 bedrooms, 2 bathrooms, and 1,429 total square feet — including 1,021 SF of main-level living space and a 408 SF basement. The property sits on a 6,000 SF lot zoned S-SU-D and includes inviting covered porch spaces totaling 157 SF, forced-air heat, central AC, and an oversized 402 SF detached garage.

Unlike many homes of its era, this property features updated PEX/copper plumbing — a notable advantage for buyers mindful of long-term maintenance costs. Currently vacant, the home is move-in ready for an owner-occupant or available for immediate lease-up, making it an attractive option for both primary residence buyers and investors looking for a turnkey addition to their portfolio.

Available individually at \$500,000 or as part of a larger Denver portfolio — portfolio offers preferred.

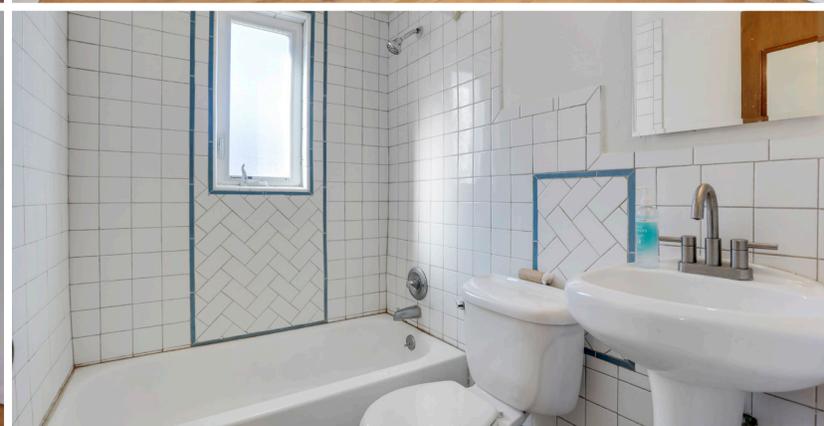
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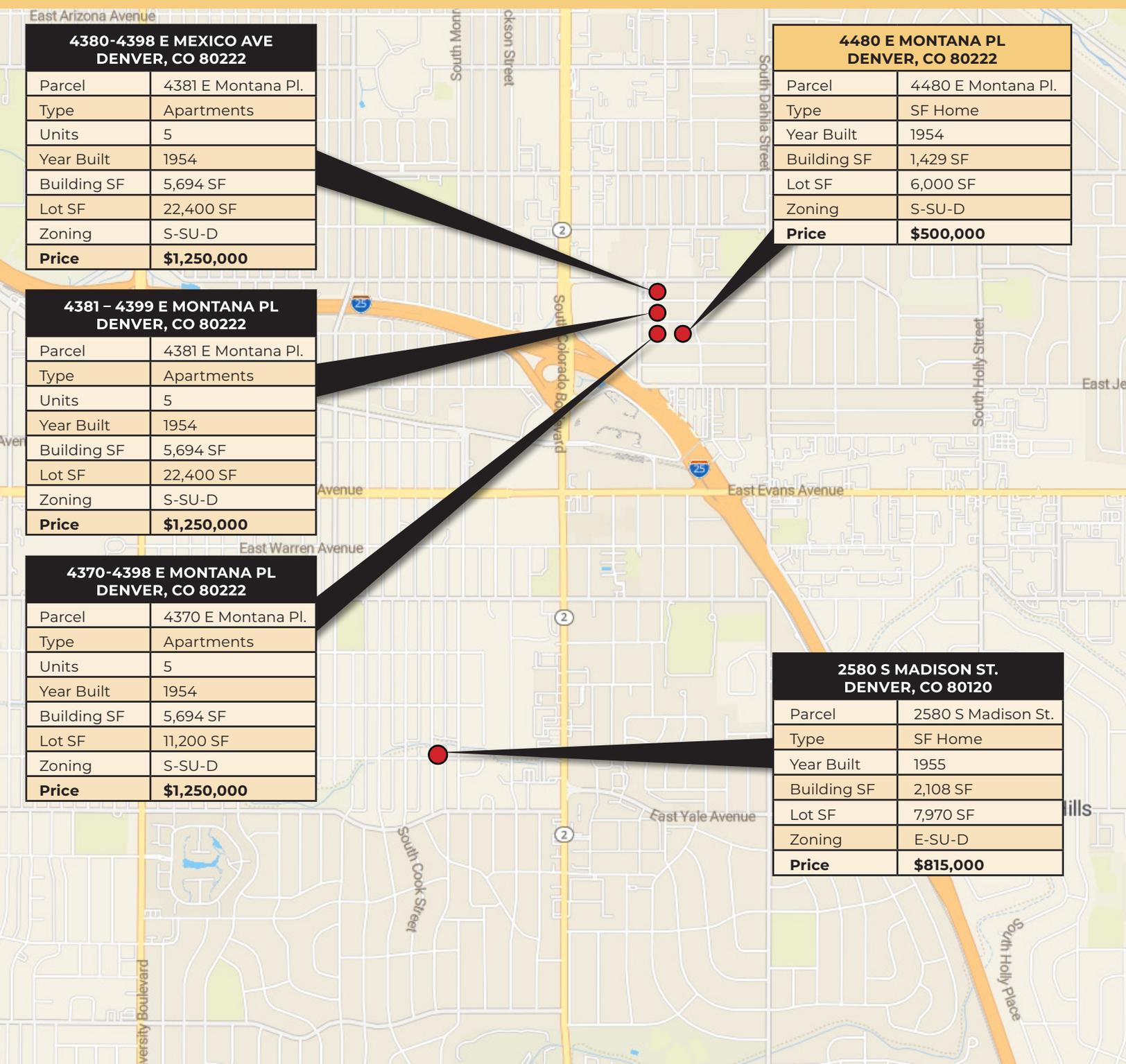
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4480 E MONTANA PLACE DENVER, CO 80222



4380-4398 E MEXICO AVE DENVER, CO 80222	
Parcel	4381 E Montana Pl.
Type	Apartments
Units	5
Year Built	1954
Building SF	5,694 SF
Lot SF	22,400 SF
Zoning	S-SU-D
Price	\$1,250,000

4480 E MONTANA PL DENVER, CO 80222	
Parcel	4480 E Montana Pl.
Type	SF Home
Year Built	1954
Building SF	1,429 SF
Lot SF	6,000 SF
Zoning	S-SU-D
Price	\$500,000

4381 - 4399 E MONTANA PL DENVER, CO 80222	
Parcel	4381 E Montana Pl.
Type	Apartments
Units	5
Year Built	1954
Building SF	5,694 SF
Lot SF	22,400 SF
Zoning	S-SU-D
Price	\$1,250,000

4370-4398 E MONTANA PL DENVER, CO 80222	
Parcel	4370 E Montana Pl.
Type	Apartments
Units	5
Year Built	1954
Building SF	5,694 SF
Lot SF	11,200 SF
Zoning	S-SU-D
Price	\$1,250,000

2580 S MADISON ST. DENVER, CO 80120	
Parcel	2580 S Madison St.
Type	SF Home
Year Built	1955
Building SF	2,108 SF
Lot SF	7,970 SF
Zoning	E-SU-D
Price	\$815,000

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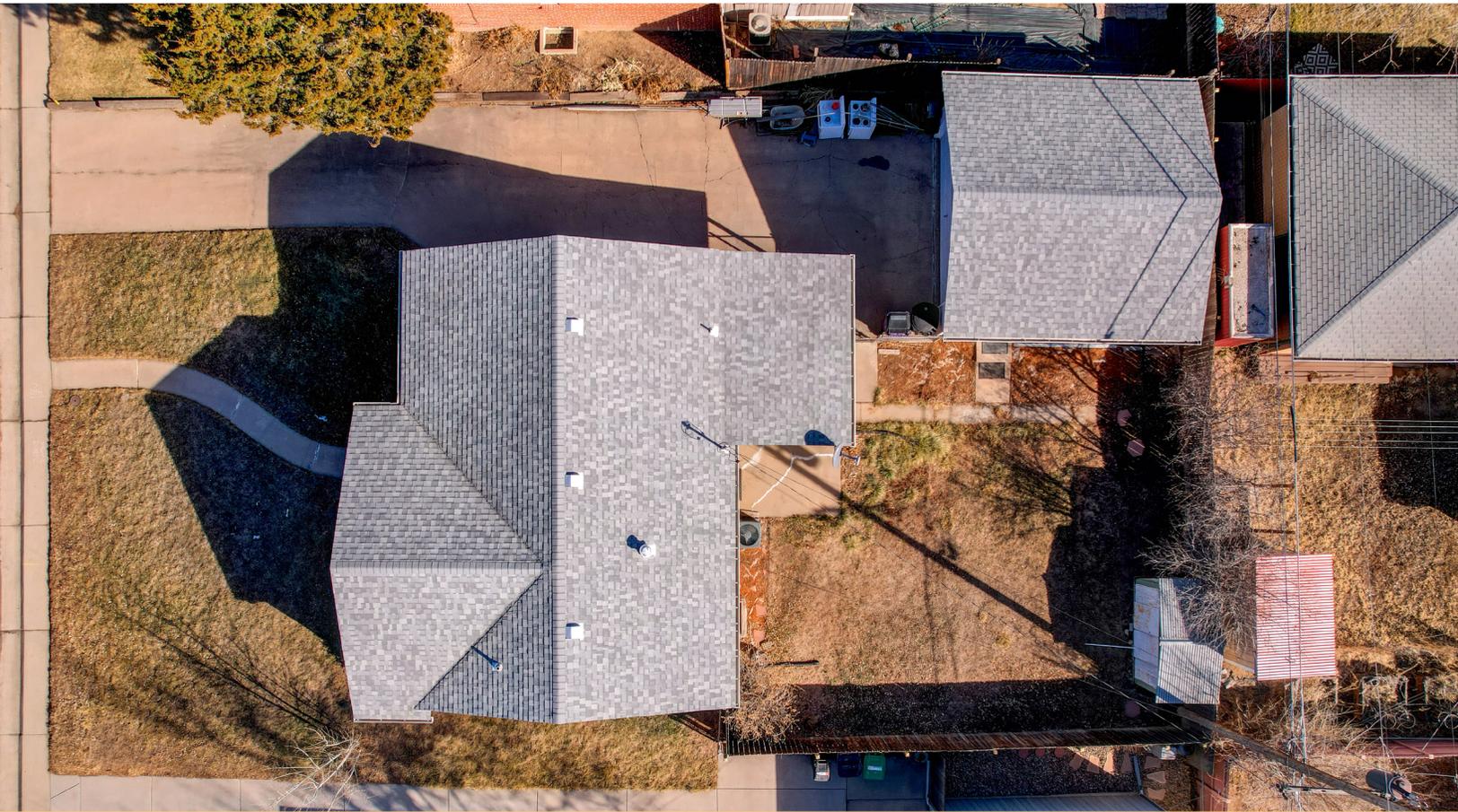
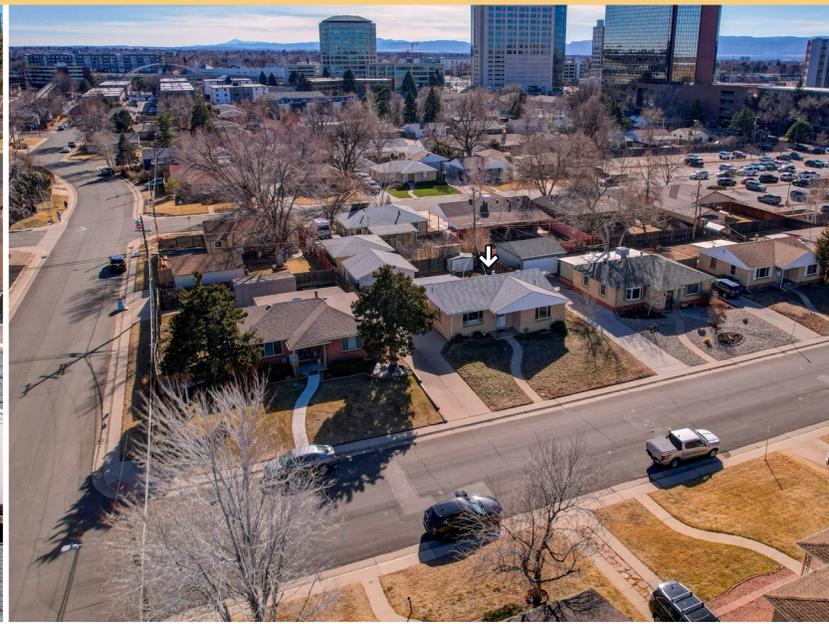
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