

FOUR UNIT MULTIFAMILY CHEESMAN RESIDENCE FOR SALE

1225 & 1227 N CLARKSON STREET

DENVER, CO 80218



FOR SALE

KW COMMERCIAL | URBAN ELITE

4045 Pecos St, Ste 201
Denver, CO 80211



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Price:	\$1,400,000.00
Home & Carriage House:	4,317 SF
Price / SF:	\$324.00
Price per Unit:	\$350,000.00
2024 NOI:	\$83,206.00
CAP Rate:	5.9%
Lot Size:	3,750 SF
Parking:	3 Covered Off-Street

Property Highlights

- Charming Victorian 4-Plex in the heart of Capitol Hill.
- Urban setting close to shopping, restaurants and active nightlife.
- Blocks from Cheesman Park and on bus and transit lines.
- Well maintained; balanced mix of larger units with appealing features.
- Three off-street, tuck-under parking spaces.
- Secured common area courtyard.
- Ideal for Investors and Owner Occupant Investors
- Some improvements were made to Unit 1 during a brief vacancy over the summer, reflecting a drop in NOI. Most tenants have resided here long term. Unit 1's tenant relocated to Unit 2 when it came available midyear 2025.

Property Overview

This well-maintained classic Victorian residence in Capitol Hill checks all the boxes. With its prime location, thoughtful renovations, desirable tenant unit layouts, sizes and features makes it an appealing acquisition in this competitive environment.

This converted Denver Square's layout offers 3 large units each with their own washer dryer. Unit 1 is a 964+/- Sf 1 bedroom + den and 1 bath on the garden level. Unit 2 consists of the main floor and part of the 2nd floor offering 1,443 +/- SF with 3 bedrooms, 2 baths, nicely appointed kitchen and many of the original architectural treatments intact.

Unit 3 is located on the 2nd and upper floors and offers a 2 bedroom, 2 bath layout in 946 +/- sf with balcony access. Unit 4 is a studio loft apartment having 964+/- SF in a 1 bedroom and 1 bath design. It is a new addition, built in 2016, that cantilevers over the original garage creating covered parking for Units 2, 3 and 4. The garage is where the carriage house and Unit 3 washer and dryers is located and each tenant has additional storage in there, also.

There is large front porch that sits above Clarkson Street facing east that creates a cool perch to enjoy the shade in the summer and the courtyard in back is sunny, bright and private. The backyard is fenced with secure coded entry.

This property offers privacy in an urban environment appealing to tenants, investor or owner occupants looking to tap into additional income an exceptional buy.



COMMON AREAS



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1225 & 1227 CLARKSON UNIT MIX AND INCOME SUMMARY

Unit Mix

Unit 1: Garden Level 1/1+ Den	964 SF
Unit 2: Main and 2nd Floor 3/2	1,443 SF
Unit 3: 2nd & 3rd Floor 2/2	946 SF
Unit 4: Carriage House Loft 1/1	964 SF
Total Living Area:	4,317 SF
Assigned Tuck-under Parking:	3 Spaces (Units 2,3 & 4)
Storage Units:	4
Professionally Managed:	\$10,632.00

2026 Rent Roll

Unit 1:	\$1,774.00/Mo.
Unit 2:	\$3,495.50/Mo.
Unit 3:	\$2,102.50/Mo.
Unit 4:	\$1,617.50/Mo.
Parking:	3
Price:	\$1,400,000
2025 Net Income:	\$83,206.00
Capitalization Rate:	5.9%

2025 Net Income Summary

Income & Expenses	Amount
Income	
Rent	\$96,804.00
Pet Rent	\$918.00
Utility/Other	\$6,637.00
Total Operating Income	\$104,659.00
Expenses	
Maintenance	\$935.00
Landscaping	\$3,097.00
Repairs:	\$6,592.00
Utilities	\$9,726.00
Total Operating Expenses	\$21,454.00
Net Operating Income:	\$83,206.00
2025-26 Insurance:	\$5,740.00
2025 Taxes:	\$8,087.08



UNIT 2 - MAIN FLOOR AND SECOND FLOOR PRIMARY UNIT



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UNIT 3 - SECOND AND THIRD FLOOR



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UNIT 1 - GARDEN UNIT



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Location Information

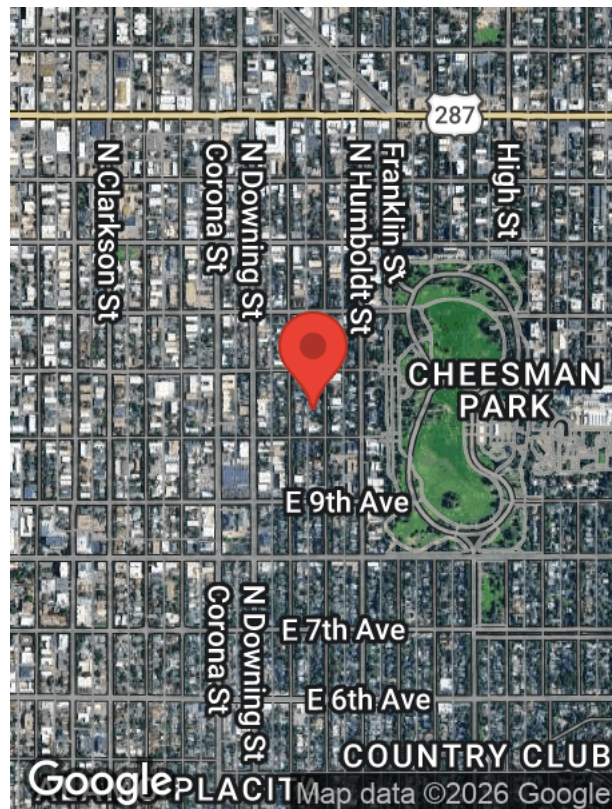
Building Name	1225 Clarkson Street
Street Address	1225 & 1227 N Clarkson Street
City, State, Zip	Denver, CO 80218
Market	Central Denver
Sub-market	Capitol Hill
Cross Streets	12th Ave & Clarkson St

Location Overview

Capitol Hill is a dense, urban, historic neighborhood just east of Downtown Denver. Its housing stock features Mansions, Victorian houses, walk-up apartment, flats, condominiums, multifamily conversions. It is a popular place for all types of residents from VRBO and Air b&b guests to longer stay traveling professionals and visitors to long time locals.

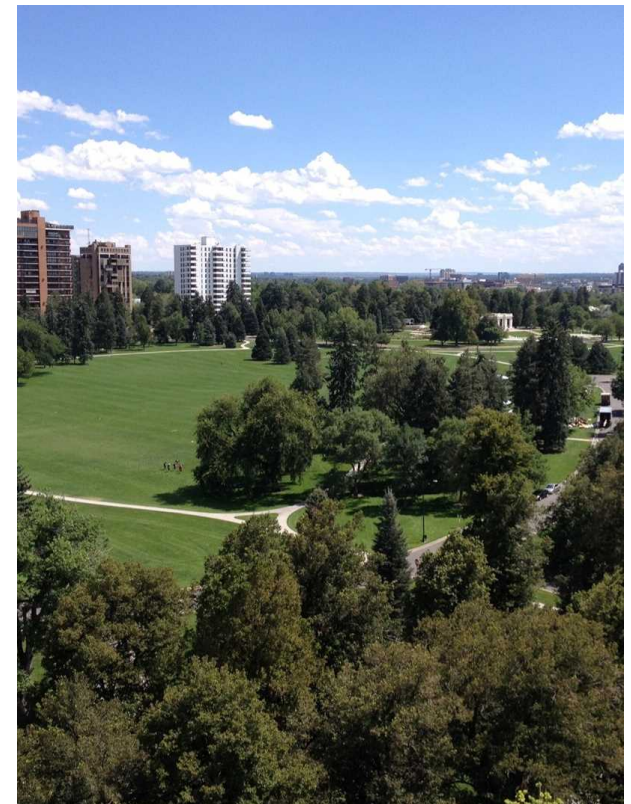
The area is served by transit, has a lively music, retail and restaurant scene (especially along Colfax Avenue and surrounding streets). It is attractive area for people who are new to the City as well as locals making it ideal for renters and investors alike.

The extensive road construction occurring on Colfax Avenue unfortunately has completely disrupted the natural connection of Capitol Hill neighborhood to Uptown driving investors to focus more on investing in areas south of 13th Avenue during construction. This construction will impact residence for the foreseeable future suggesting investors and tenants a like will gravitate to this area.



Location Highlights

- Walking distance to grocery stores, shops, restaurants in urban setting with vibrant nightlife.
- Walking distance two of our most popular music venues: The Ogden and The Fillmore
- Walking distance to Cheesman Park
- On bus, public transit routes.
- Population: 1 Mile: 36,565; 3 Mile: 149,730
- Average Income: 1 Mile: \$57K; 3 Mile: \$70K
- Unemployment Rate: 1 Mile: 2.14; 3 Mile: 2.5
- Education: 42% with Bachelors or Masters Degrees
- Workforce: 35% Professional/ 65% Services
- Home Ownership: 1 Mile: 7,620; 3 Mile 36,790
- Renters: 1 Mile: 27,030; 3 Mile: 63,120



UNIT 4 - CARRIAGE HOUSE LOFT



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