

5-UNIT MULTI-FAMILY OFFERING

852 N CLARKSON ST

DENVER, CO 80205



URL
LISTING

FOR SALE: \$1,175,000

5.90-7.28% CAP RATE | COMPLETELY UPDATED AND FULLY LEASED



TOUR
VIDEO

JEFF HAHL
Broker
(303) 718-4969
Jeff@WestPeakProperties.com



WEST PEAK PROPERTIES
1001 Bannock St. | Denver, CO 80204
www.WestPeakProperties.com



852 N CLARKSON ST

5-Unit Multi-Family Offering

Updated 1897 Denver brick charmer in a premium Congress Park location, this fully leased five-unit property offers stable income today with clear upside ahead. Steeped in history, the building still showcases its original hardwood floors, beautiful moldings, fireplaces, stained glass, and intricate woodwork—paired seamlessly with updated kitchens and bathrooms that feature clean, newer finishes.

The unit mix includes spacious 1-bed and 2-bed layouts, a studio, and a top-floor attic apartment, each with its own character, tall ceilings, and generous natural light. Once a well-known social destination for government officials more than a century ago, the property carries a unique legacy while functioning as a reliable investment today. Heat is provided by a central boiler, utilities are master-metered, and on-site laundry, currently free, can be converted to income. The two-car garage also offers additional revenue potential.

Situated between City Park, Cheesman Park, the Botanic Gardens, and just minutes to Downtown Denver, this is an exceptional investment with strong demand, low vacancy risk, and room to elevate rents and value through thoughtful updates.

Schedule a private tour with your agent today.

Jeff Hahl (303) 718-4969

PROPERTY SUMMARY

5

TOTAL UNITS

1897

YEAR BUILT

\$105,264

ANNUAL INCOME

2,875 SF

BUILDING SIZE

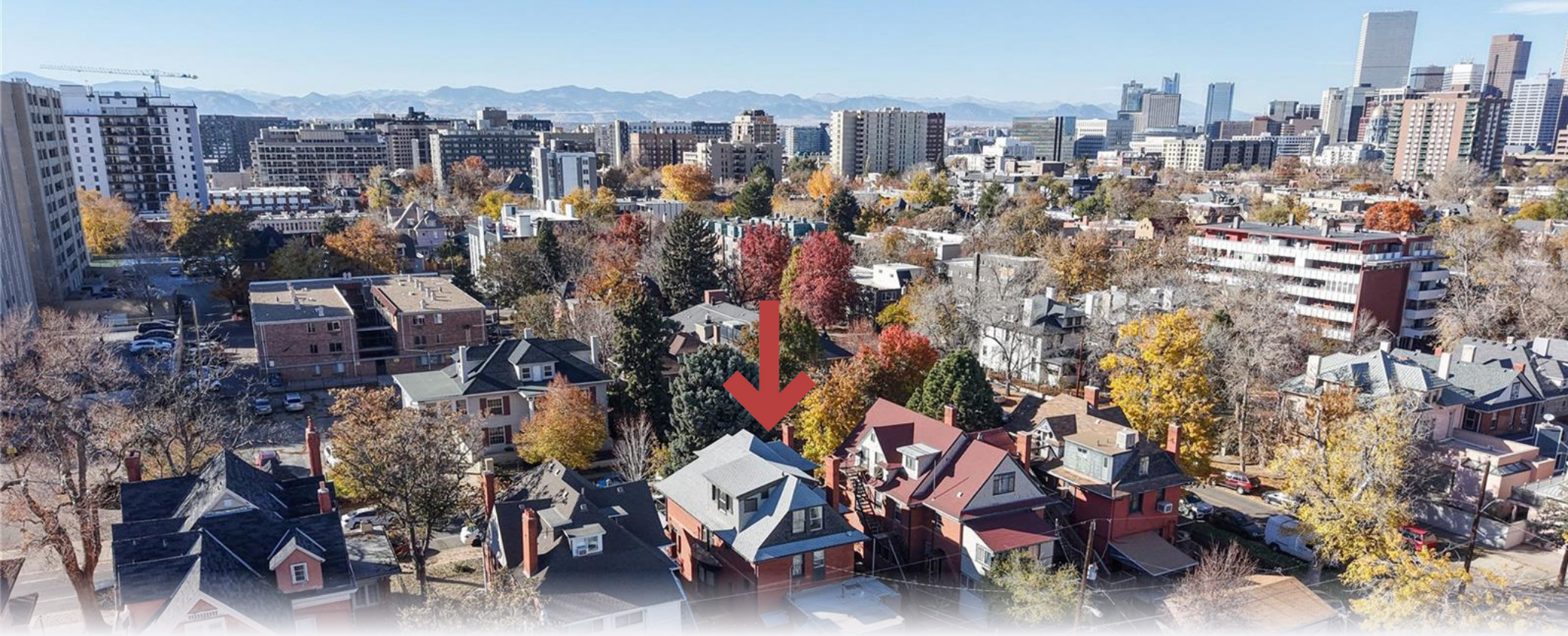
OFFERING PRICE	\$1,175,000
----------------	-------------

ZONING	G-RH-3 (Residential Multi-Family)
--------	-----------------------------------

TOTAL UNITS	5 (Mix of 1-Bed, 2-Bed, and Studio layouts)
-------------	---

LOT SIZE	5,104 SQ FT
----------	-------------

CAP RATE	5.90-7.28%
----------	------------

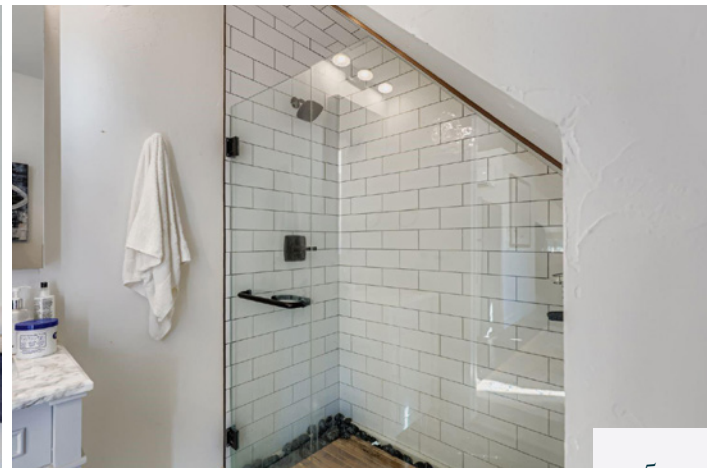


852 N CLARKSON ST

Situated on a 5,104 sq ft lot just moments from Cheesman Park, Downtown, and Denver's top dining and shopping districts!









Income							
Unit	Lease Expiration	Unit Mix	Current Income	Proforma Income	Yr 2 Income	Yr 3 Income	Yr 3 Income
Basement 2/2	6/27/2026	2bd, 2ba	\$1,800	\$1,985	\$2,150	\$2,250	\$2,100
1st Floor 1/1	12/26/2026	1bd, 1ba	\$2,000	\$2,100	\$2,200	\$2,300	\$2,300
2nd Floor 2/1	12/26/2026	2bd, 1ba	\$2,000	\$2,100	\$2,200	\$2,300	\$2,300
Attic Studio	6/27/2026	Studio, 1ba	\$1,550	\$1,650	\$1,750	\$1,850	\$1,850
Detached Studio	Signing New Lease	Studio, 1ba	\$1,350	\$1,400	\$1,550	\$1,650	\$1,650
Additional Income (Laundry, Parking, etc)			\$72	\$272	\$272	\$272	\$72
Monthly (Total)			\$8,772	\$9,507	\$10,122	\$10,622	\$10,272
Vacancy			0%	3%	3%	3%	5%
Annual Income			\$105,264	\$110,661	\$117,820	\$123,640	\$117,101

Expenses (Approximate)					
Unit	Current	Proforma	Year 2	Year 3	
Utilities	\$9,492	\$9,682	\$9,875	\$10,073	Notes: Not individually metered - owner pays all (Xcel, Water, etc)
Taxes	\$6,039	\$6,160	\$6,283	\$6,409	
Maintenance	\$3,750	\$3,825	\$3,902	\$3,980	
Insurance	\$9,295	\$9,481	\$9,671	\$9,864	
Management (7%)	\$7,368	\$7,516	\$7,666	\$7,819	
Annual Expense	\$35,945	\$36,664	\$37,397	\$38,145	
Average Monthly	\$2,995.39	\$3,055.30	\$3,116.40	\$3,178.73	
Net Opp Income	\$69,319	\$73,998	\$80,423	\$85,495	
List Price/Value **	\$1,175,000	\$1,210,250	\$1,246,558	\$1,283,954	
Cap Rate	Current	Proforma	Year 2	Year 3	
	5.90%	6.30%	6.84%	7.28%	
Value on Cap Rate	5.50%	1,345,417	1,462,241	1,554,460	

	Current	Proforma	Year 2	Year 3
Purchase Price	\$1,175,000			
Down Payment %	40%			
Down Payment Amount	\$470,000			
Loan amount	\$705,000			
Annual Interest Rate	5.83%			
PI Payments	(\$4,150)			
Net Operating Income	\$69,069	\$70,969	\$75,793	\$80,606
Annual Debt Service	(\$49,801)	(\$49,801)	(\$49,801)	(\$49,801)
Annual Cash Flow	\$19,268	\$21,168	\$25,992	\$30,805
Annual Cash on Cash Return	4.10%	4.50%	5.53%	6.55%
Yr 1 Principal Reduction	\$9,188	\$9,188	\$9,723	\$10,290
Total Return	6.05%	6.46%	7.60%	8.74%
Total Return on Investment (Inc Appreciation)		14%	29%	46%
Expense Assume:	2% annual increase			
Appreciation Assume:	3% annual increase			





MANUAL
HIGH SCHOOL



earthscape

HCA
HealthONE
Presbyterian
St. Luke's

CARLA MADISON
RECREATION
CENTER

COLORADO
State Capitol
House Museum

CIVIC CENTER
PARK

CHEESMAN
PARK

DENVER
BOTANIC
GARDENS

CONGRESS
PARK

WEST HIGH
SCHOOL

SUBWAY

Wendy's
TRADER JOE'S

QDOBA
MEXICAN EATS

SAFeway



DENVER, CO

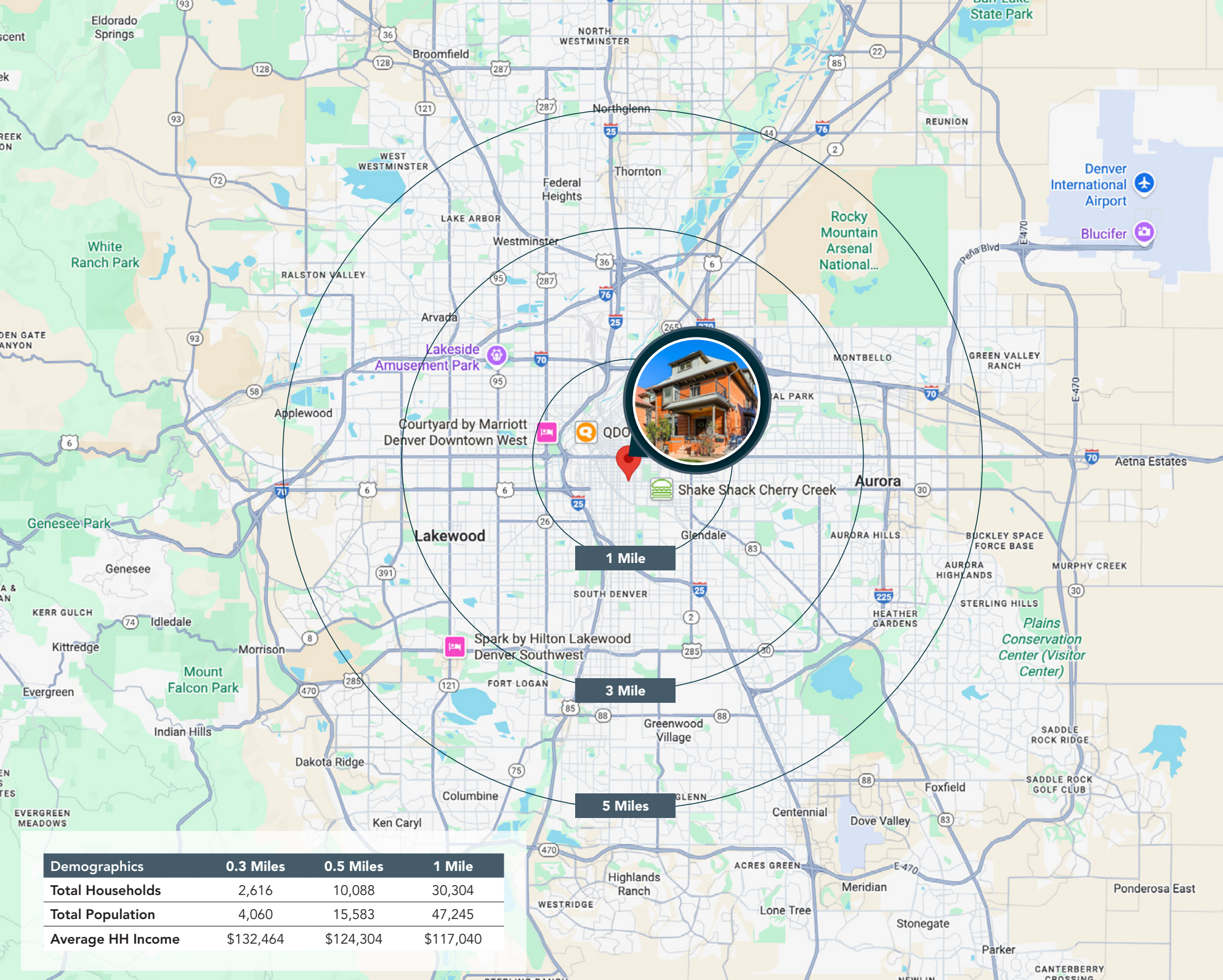
Market Overview

Denver Colorado, the “Mile High City,” is a dynamic urban center perched a mile above sea level, flanked by the scenic Rocky Mountains. Its modern skyline, dotted with high-rises, mirrors its economic progress, particularly in booming sectors like technology, telecommunications, energy, and a burgeoning aerospace industry. The city’s sunny, semiarid climate appeals to outdoor enthusiasts, complementing its urban charm.



Culturally vibrant, Denver boasts landmarks like the Denver Art Museum and the Museum of Nature and Science, reflecting its dedication to both Western heritage and contemporary innovation. The city’s arts district teems with galleries and performance spaces, showcasing local and international talent. The Red Rocks Amphitheatre, set amidst natural geological wonders, epitomizes its thriving music and performing arts scene, attracting global acts and audiences. In addition, the city hosts numerous festivals and events throughout the year, celebrating everything from film to food, further enriching its cultural tapestry. Denver’s economy benefits from this educational and innovative spirit, with environmental initiatives and sustainable urban development further driving economic growth. The city’s diverse culinary landscape, from street food to gourmet dining, and a celebrated craft beer culture, alongside a lively nightlife with bars, clubs, and music venues, makes Denver an inviting and economically vibrant destination for both residents and tourists. This economic dynamism is also reflected in the city’s burgeoning startup scene and tech industry, attracting entrepreneurs and investors alike. Additionally, Denver’s strategic location as a transportation hub contributes significantly to its commercial and logistical sectors, bolstering the overall economic health of the region.





Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,616	10,088	30,304
Total Population	4,060	15,583	47,245
Average HH Income	\$132,464	\$124,304	\$117,040



This confidential Offering Memorandum has been prepared by West Peak Properties for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. West Peak Properties recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property (the "Property") and of all the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property, and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided West Peak Properties or its brokers.

West Peak Properties makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. West Peak Properties has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the West Peak Properties and the Owner of the Property. West Peak Properties make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, West Peak Properties and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, West Peak Properties and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. West Peak Properties shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of West Peak Properties. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to West Peak Properties at your earliest convenience.

JEFF HAHL
Broker
(303) 718-4969
Jeff@WestPeakProperties.com



WEST PEAK PROPERTIES
1001 Bannock St. | Denver, CO 80204
www.WestPeakProperties.com

852 N CLARKSON ST

DENVER, CO 80218

FOR MORE INFORMATION, PLEASE CONTACT:

JEFF HAHL

Broker

(303) 718-4969

Jeff@WestPeakProperties.com

JAY PETERSON

Managing Broker

(702) 495-2412

Jay@WestPeakProperties.com

WEST PEAK PROPERTIES

1001 Bannock St.

Denver, CO 80204

www.WestPeakProperties.com



**WEST PEAK
PROPERTIES**

www.WestPeakProperties.com