



FOR SALE

Lo-Hi Office Mansion

2839 Wyandot St | Denver, CO 80211

**PRICE REDUCED!**  
**IDEAL OWNER USER BUILDING**



**Beautiful Interior Finishes, Income In Place**

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## OFFERING SUMMARY

	<b>\$1,390,000</b>
<b>Sale Price:</b>	<del>\$1,495,000</del>
<b>Building Size:</b>	2,667 SF
<b>Lot Size:</b>	.11 AC
<b>Year Built:</b>	1888
<b>Zoning:</b>	C-MX-3
<b>City/County:</b>	Denver/Denver
<b>Taxes:</b>	\$19,529.64

## PROPERTY OVERVIEW

Well-located commercial building ideal for an owner-user or investor looking to capitalize on strong in-place income and flexible lease terms. The property features attractive brick construction, multiple private offices, and excellent visibility in a high-demand urban setting. Surrounded by a dynamic mix of restaurants, retail, and residential developments, this site offers strong long-term upside in one of the city's most desirable neighborhoods.

## PROPERTY HIGHLIGHTS

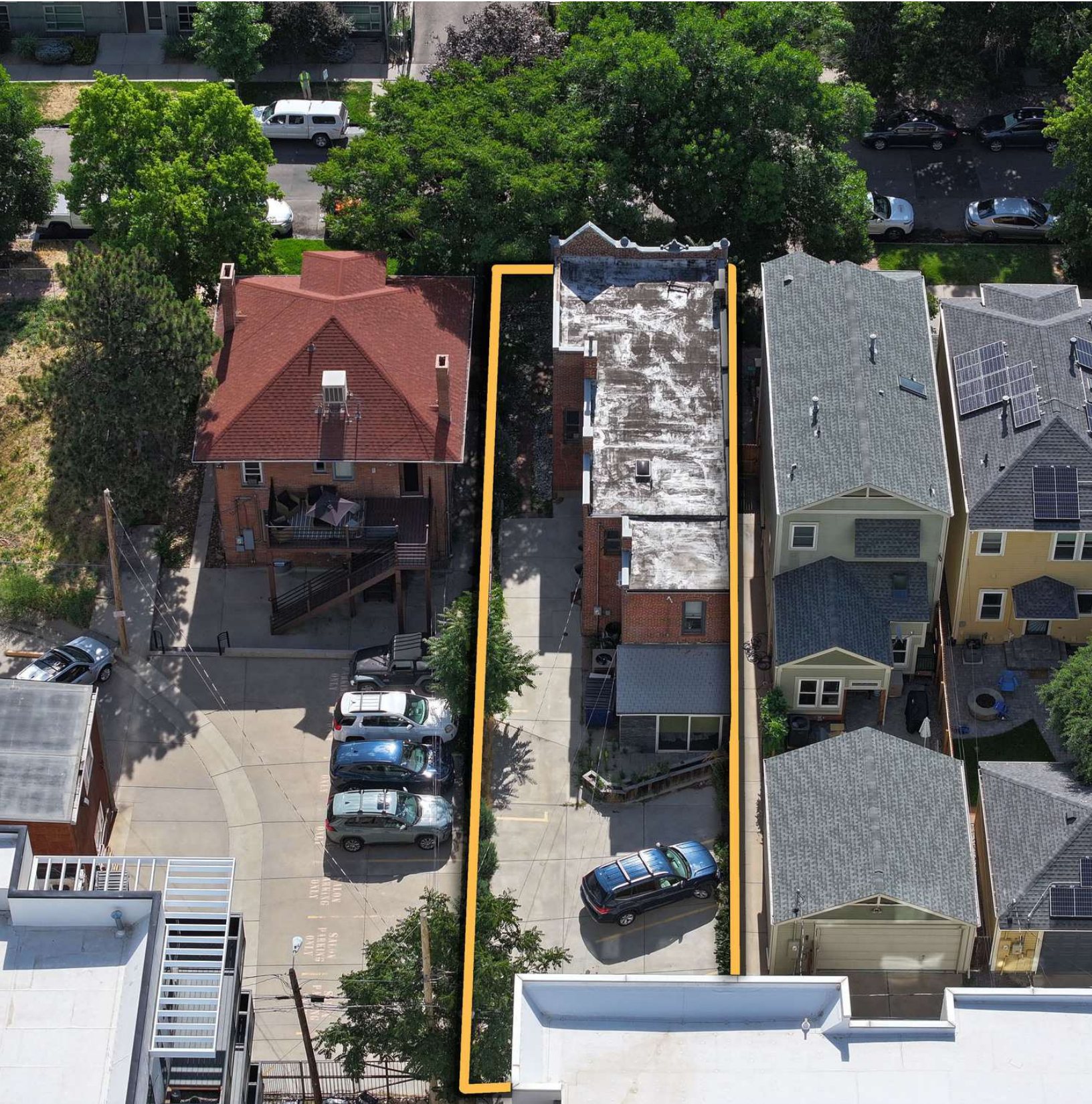
- Unmatched Lo-Hi Location
- Brick construction with private offices and conference room
- Outdoor Patio Space - Shaded Entry
- Off-street parking available (up to 8 spaces)
- Surrounded by top-tier retail, restaurants, and hotels
- Minutes from downtown landmarks like Union Station, Ball Arena, and Coors Field
- Common Kitchenette, Bathrooms on both floors
- Income-producing with short-term leases in place
- Basement File Storage



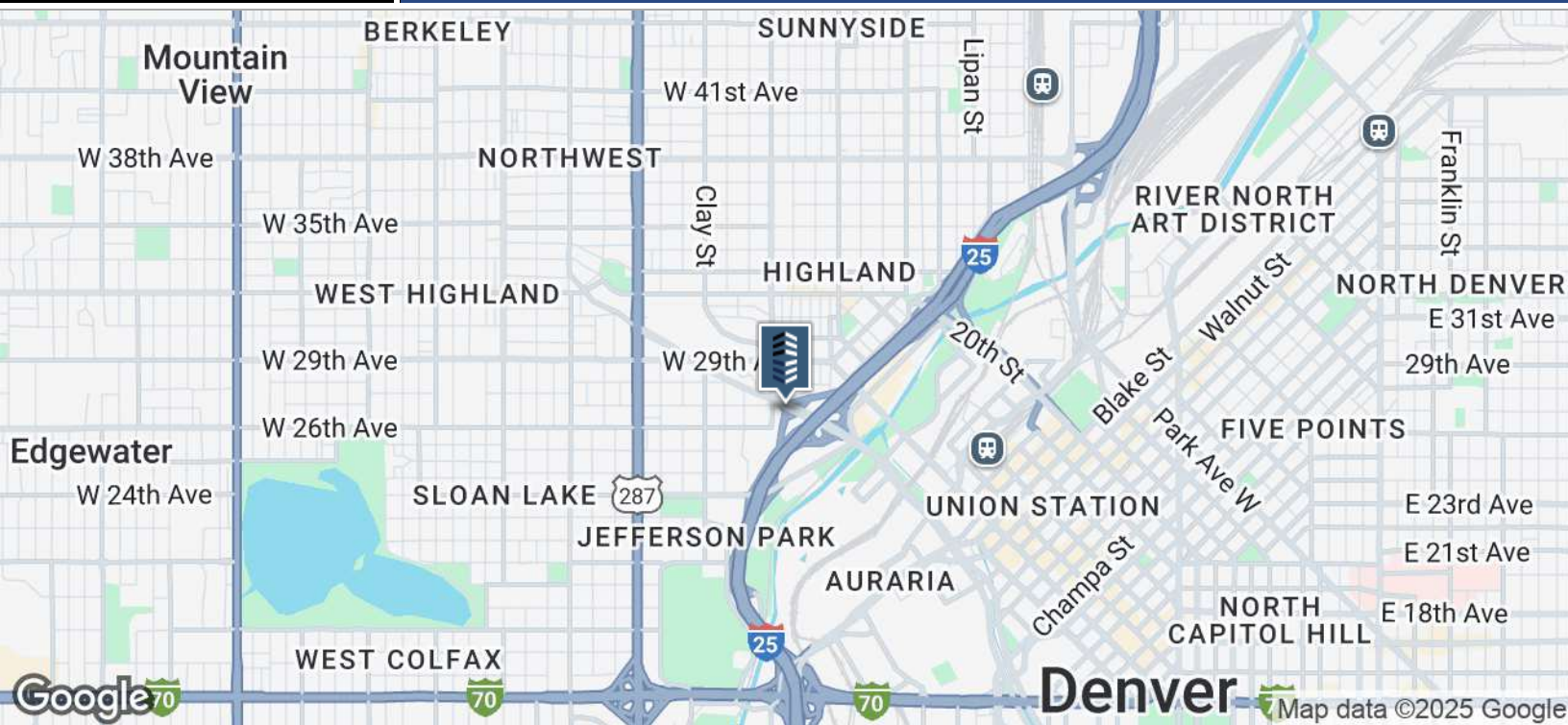




# LARGE LOT - AMPLE PARKING UP TO 8 SPACES







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