

3150 Walnut St. ♦ Denver, CO 80205

FOR SALE



FOR SALE \$3,800,000 • Stunning, Versatile Space in Vibrant RiNo Neighborhood



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3150 WALNUT STREET

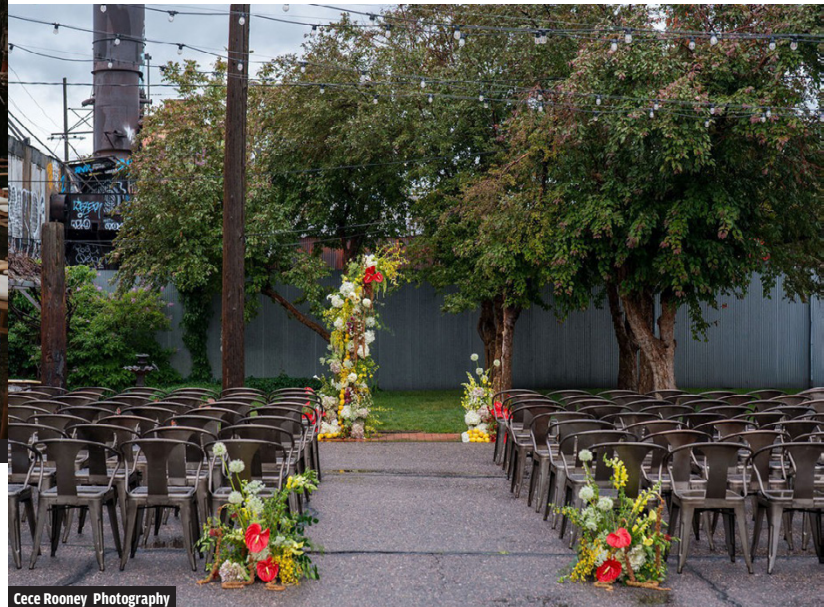
Denver, CO 80205

PROPERTY FACTS

Building Size	4,750 Total SF Main Bldg: 3,750 SF (75' x 50') Urban Barn: 1,000 SF (25' x 40')
Lot Size	18,720 SF
Year Built	Early 1900s
Zoning	RMU30 with waivers
Parking	12 Surface
Area Walk Score	94/100
Taxes	\$8.02/SF (2024)



Ideal for a wide variety of uses. Truss height is 7-9 ft, but lights and fans can be removed or relocated to allow 11 ft of clearance to the truss. Building upgraded in 1992, with beautiful concrete floors and drains.







Walker's Paradise (94/100)

RIVER NORTH ART DISTRICT

3150 is located in the heart of Denver's most exciting and engaging mixed-use neighborhood

- **Best-in-class food and beverage**
Regional and national destinations like Death & Co, Barcelona, Uchi Award-winning concepts like Work & Class, the Greenwich
- **Denver's destination for high-quality walkable retail**
Local flagship locations from Patagonia and Burton
- **Neighborhood positioned for long-term vibrancy**
Since 2010, RiNo has supported the construction of 6,188 residential units and 800+ hotel rooms



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