

**FOR  
SALE**



## **MANSION & PARKING LOT**

*Income In-Place Through September 2026*

**1563 Gaylord Street | Denver, CO 80206**

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## PROPERTY HIGHLIGHTS

- 8,181 SF mansion built in 1914 (non-historic building) in central Denver and adjacent 6,250 SF developable lot currently has 20 parking spaces
- **In-place income through September 2026**
- Potential conversion into studio suites for 10+ unit multi-family property; 6 existing full bathrooms
- Also, uniquely set up for single family home owner and short-term rentals, hostel, wellness offices, or school
- Zoning, G-RO-3 allows for 3-story development of residential or office

Building Size	8,181 SF
Total Lot Size	12,500 SF
House Lot	6,250 SF
Parking Lot	6,250 SF
Parking (onsite)	20 spaces
Zoning	G-RO-3
Year Built	1914

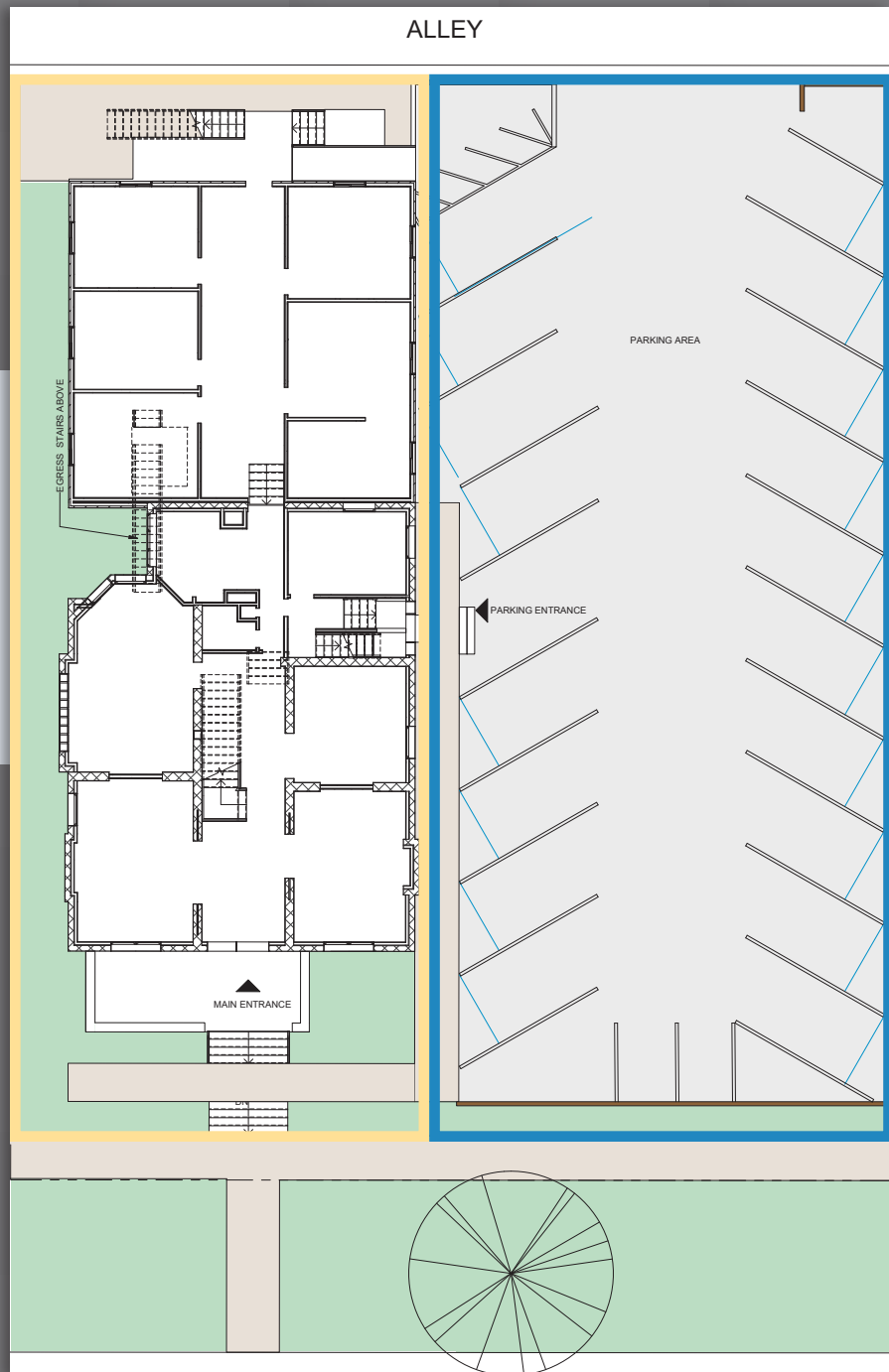
## LOCATION HIGHLIGHTS

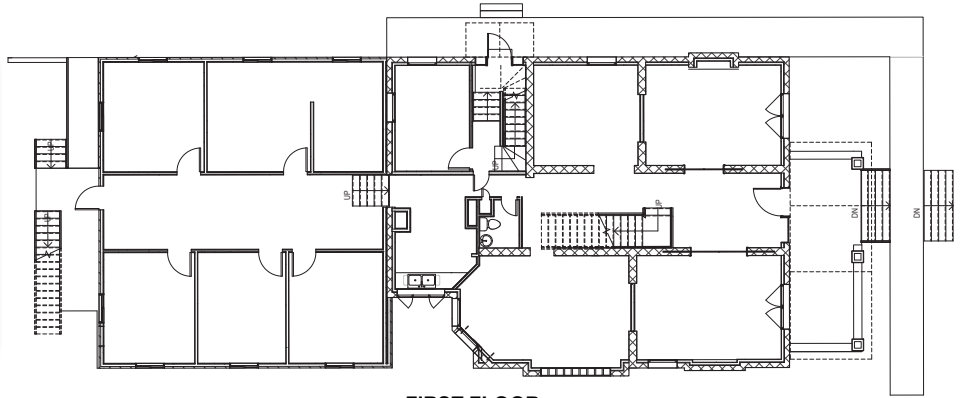
- Central Denver
- Walking distance to grocery, restaurants, bars, entertainment, music
- Three blocks from Denver public Carla Madison Recreation Center and City Park
- Easy access to Downtown Denver

**Sale Price:**  
**\$2,300,000**  
 (mansion & lot)

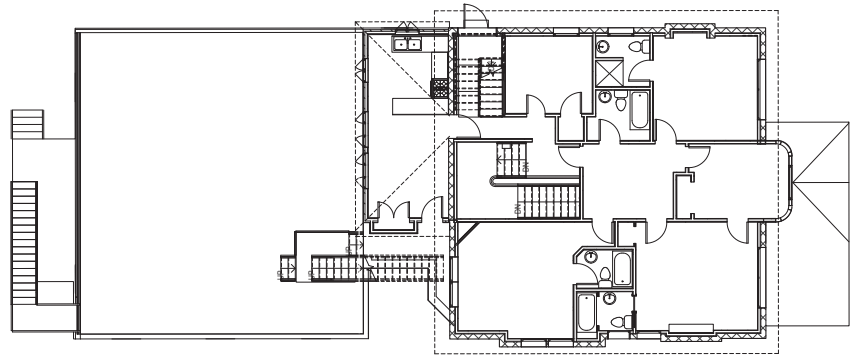
**Sale Price**  
**\$1,700,000\***  
 (mansion only)

\*The \$1,700,000 price is for the mansion/building portion of the parcel only which consists of a 8,181 SF building on 6,250 SF of ground.

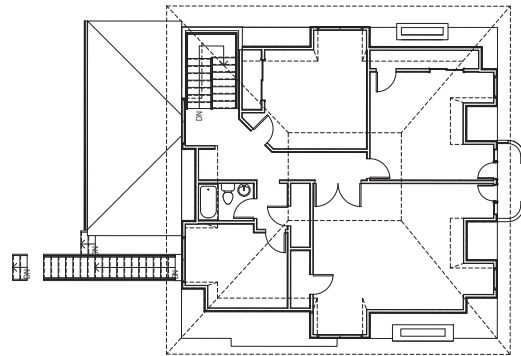




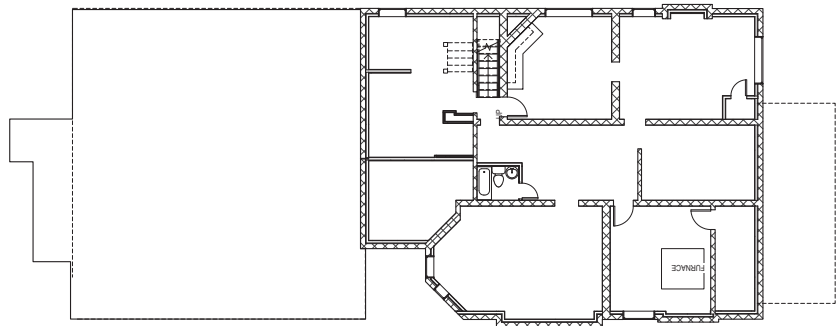
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



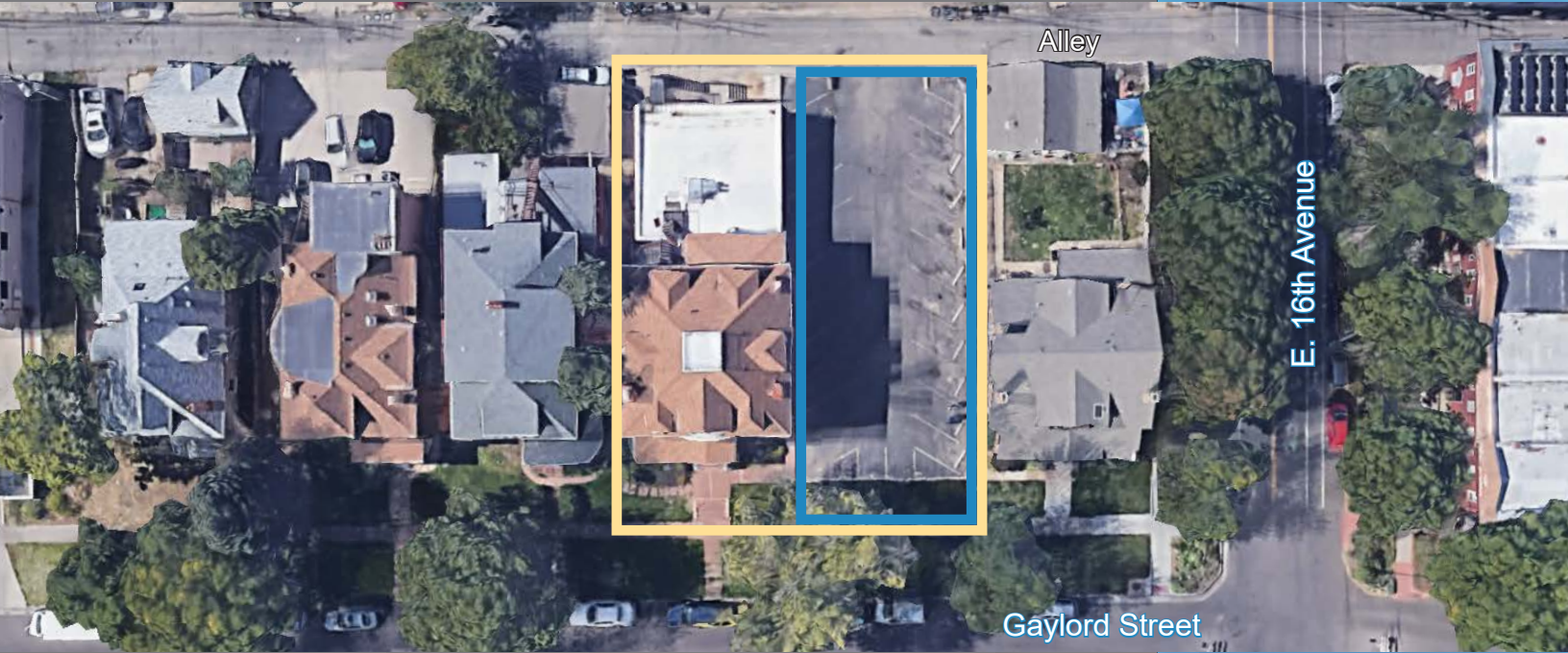
LOWER LEVEL



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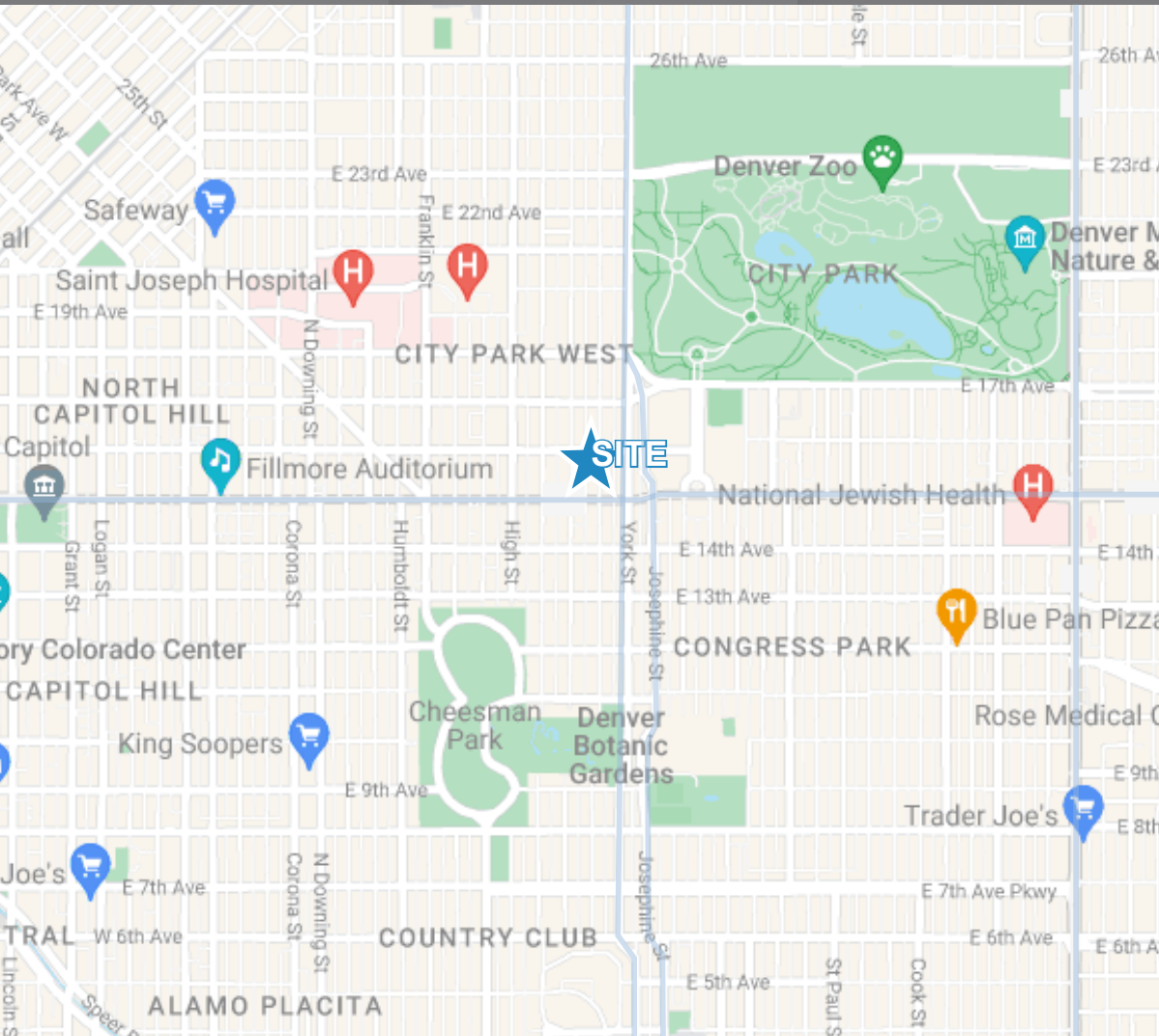
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### Demographics 2023

	1 Mile	3 Mile	5 Mile
Population	57,700	280,000	652,000
Median Age	34	34	34
# of Employees	51,700	245,000	544,000
Median HH Income	\$77,400	\$81,200	\$75,500



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