

# 246

**S BROADWAY**  
DENVER, CO 80209

~~\$1,200,000~~ **\$900,100**  
SALE PRICE

**3,000 RSF**  
BLDG SIZE



**FIRST FLOOR RETAIL, SECOND FLOOR APARTMENT**

**PRICE REDUCED!**



**MIXED-USE/LIVE-WORK  
PROPERTY**

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# PROPERTY SUMMARY

|                            |                             |
|----------------------------|-----------------------------|
| <b>Sale Price</b>          | \$900,100                   |
| <b>Building SF</b>         | 3,000 SF                    |
| <b>1st Floor Retail</b>    | 1,750 SF                    |
| <b>2nd Floor Apartment</b> | 1,250 SF                    |
| <b>Land SF</b>             | 2,973 SF                    |
| <b>Parking</b>             | Four (4) Off-Street Parking |
| <b>YOC/Renovated</b>       | 1898/2024                   |
| <b>County</b>              | Denver                      |
| <b>Taxes (2023)</b>        | \$17,277.82                 |
| <b>Zoning</b>              | U-MS-3                      |



## PROPERTY HIGHLIGHTS

- Ø Mixed-Use/Live-Work Property
- Ø Ground Floor Retail with 12' Ceilings
- Ø Second Floor Apartment – 2BR 1BA (can add 3rd BR)
- Ø First Floor Vacant, Second Floor Month-to-Month Tenant
- Ø Remolded & Upgraded in 2024 & 2018
- Ø Unique Property with Strong Curb Appeal
- Ø Off the Busy Alameda & Broadway Intersection
- Ø Near Illegal Pete's, Bardo Coffee, Post Office, Natural Grocers, Burn-down Bar, Voodoo Doughnuts, and many more great amenities



# INTERIOR PHOTOS



FORMER SALON TENANT



CURRENT CONDITION





# EXTERIOR PHOTOS





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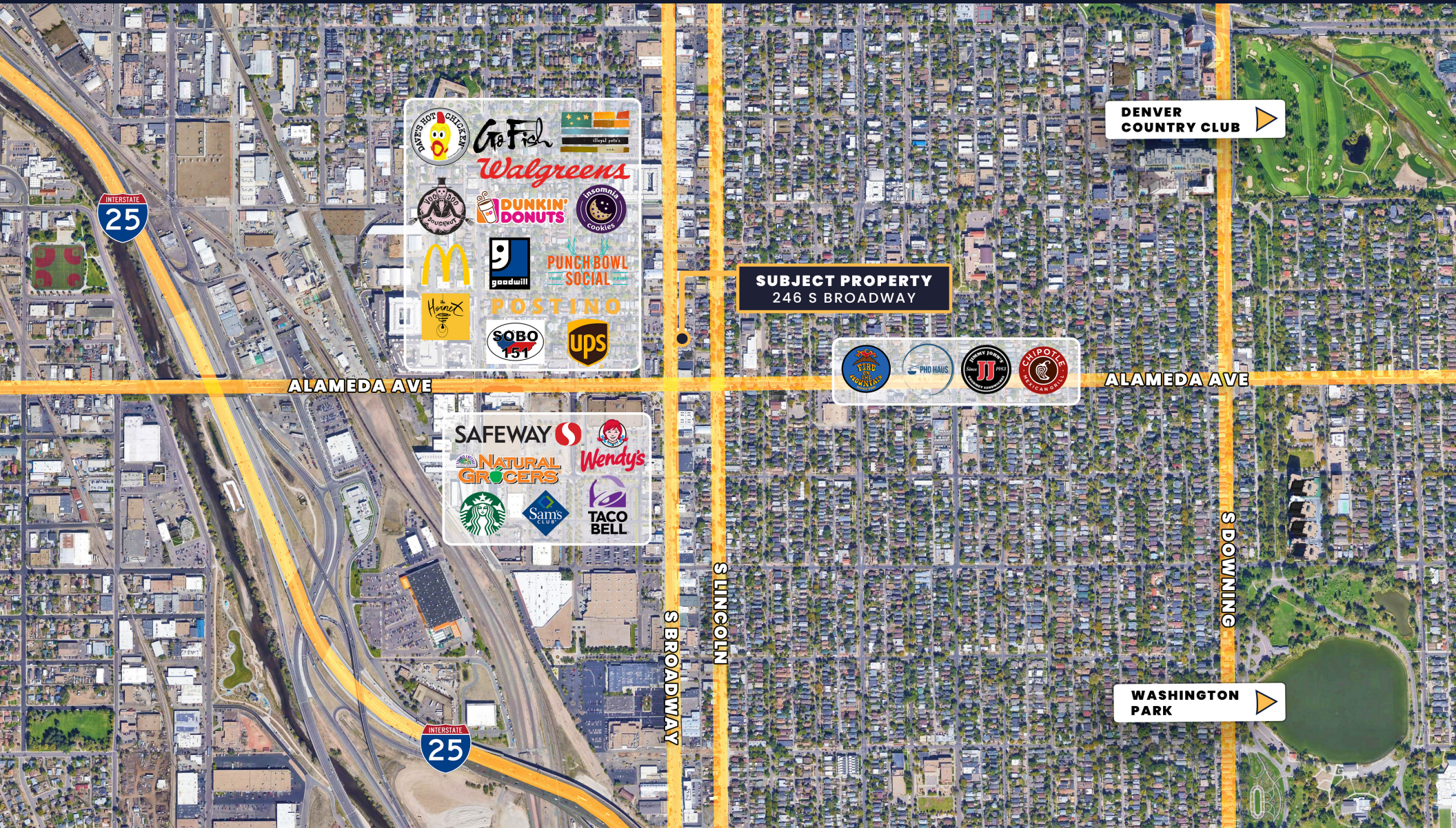
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