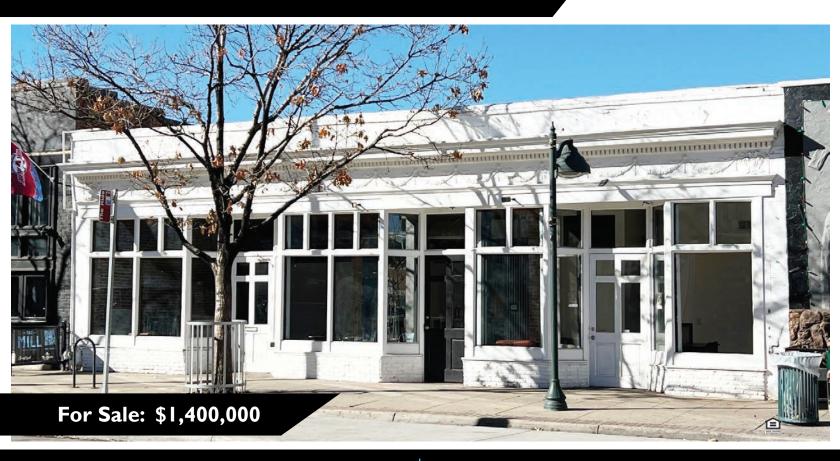
LODO Retail/Office Building For Sale

2049-2053 Larimer Street, Denver, CO 80205







BUILDING OVERVIEW

Building SF: 3,125± SF

Lot Size: 0.14± Acres

YOC: 1885 / 2016

HVAC - 2 Units: Replaced 2016-2018

Parking: 14 Surface Spaces

(Ratio 4.48/1,000)

Zoning: C-MX-8

Taxes: \$27,078.36 (2024)

Price: \$1,400,000

PROPERTY HIGHLIGHTS

- Premier Visibility on Larimer St.
- Elegant Wood Beams and Exposed Brick
- Fenced Lot with Ability for 14 Parking **Spaces**
- Walking Distance to Bars & Restaurants
- 2016 Renovation (Setup for Coworking)
- Additional Basement Storage
- Private Restrooms with Shower
- Abundance of Natural Light

Alex Scott (720) 287-5417 direct (972) 207-8877 mobile

AScott@FullerRE.com

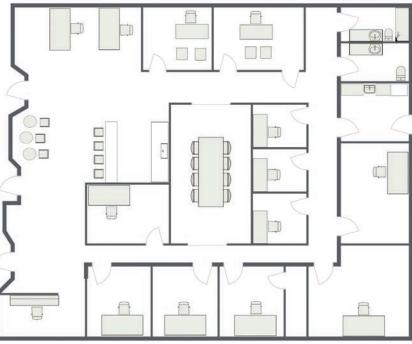
Travis Wanger (720) 974-2790 direct (303) 888-1061 mobile TWanger@FullerRE.com

5300 DTC Pkwy, #100 | Greenwood Village | CO |80111 | FAX: 303-534-9021

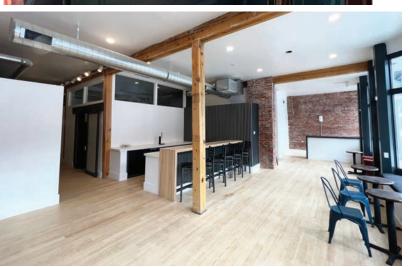


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Floorplan shown as a visual reference only and may not be accurate.



rooman shown as a visual role lene only and may not be accurate.				
DEM	OGRAPHICS	l Mile	3 Miles	5 Miles
	Population	49,382	228,469	457,644
\sim				
	Households	29,922	121,285	217,311
\simeq				
(\$)	Median HH Incom	ne \$92,004	\$86,146	\$84,005
\sim				
	Median Age	34.50	35.40	36.50
\sim				
	Traffic 15	,649 vpd - Larin	ner St @ 20th St (2	022)



Source: CoStar 2024

