

LODO Retail/Office Building For Sale

2049-2053 Larimer Street, Denver, CO 80205



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For Sale: \$1,400,000

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

Fuller Real Estate
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**Brokerage Disclosure
to Buyer**

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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	49,382	228,469	457,644
 Households	29,922	121,285	217,311
 Median HH Income	\$92,004	\$86,146	\$84,005
 Median Age	34.50	35.40	36.50
 Traffic	15,649 vpd - Larimer St @ 20th St (2022)		

Source: CoStar 2024



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.