


# Corner Retail Condo & Salon Opportunity

837 E 17<sup>th</sup> Ave, Suite 101, Denver, CO 80218

Move in ready hair salon or retail in the heart of uptown Denver

Sale Price  
**\$798,000**



Size  
**1,477 SF**



Ceiling Height  
**12 FT**



Retail Frontage  
**35 FT**

Exceptional opportunity to own a highly visible corner commercial condominium in a thriving Denver location. Currently operating as a successful hair salon, this well-appointed space offers a turnkey opportunity for another salon or wellness user while also providing the flexibility to accommodate a variety of retail, professional office, medical, or service-oriented businesses. The open floor plan features soaring ceilings, abundant natural light, and expansive storefront windows that create an inviting environment for customers and employees alike. Multiple entrances, prominent frontage, and strong traffic exposure enhance visibility and accessibility, while existing improvements—including multiple sinks, washer and dryer hookups, and a restroom with shower—provide immediate functionality and value.

## AMENITIES & HIGHLIGHTS

- Large storefront windows and abundant natural light
- Corner unit with excellent frontage and visibility
- Existing salon infrastructure with multiple sinks
- Open, flexible floor plan
- High ceilings throughout
- Multiple entrances
- Move-in ready condition
- Washer and dryer hookups
- Restroom with shower

### IDEAL FOR

Hair Salon  
Medical Spa  
Wellness Studio  
Boutique Retail  
Service-Based  
Businesses  
Office

Information contained herein is believed to be reliable but is not guaranteed. Prospective buyers and tenants should independently verify all information. Availability and pricing are subject to change without notice.



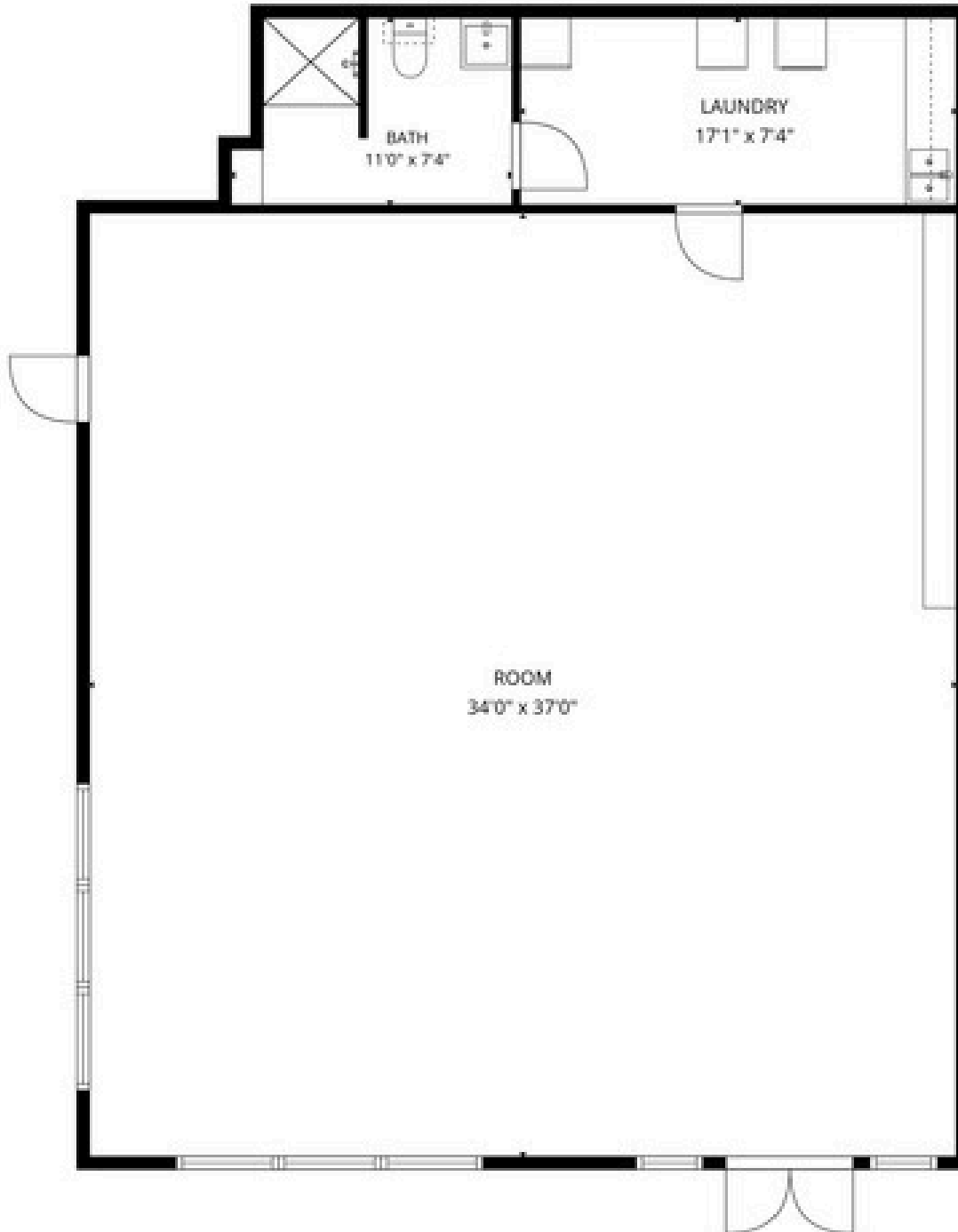
**Laura Frenkel**  
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## WHY WE LOVE THIS OPPORTUNITY

Rare opportunity to purchase a highly visible corner commercial condo in one of Denver's most established urban neighborhoods. Existing salon improvements, abundant natural light, and flexible zoning create a space that can support a wide variety of owner-user businesses from day one.

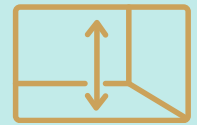
## FLOOR PLAN



### AT A GLANCE



Existing salon infrastructure



High ceilings throughout



Washer and dryer hookups



Restroom with shower



Multiple entrances



Corner unit with large windows

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# LOCATION

## 837 E 17<sup>th</sup> Ave, Suite 101, Denver, CO 80218

**837 E. 17th Avenue** offers a premier location in Denver's vibrant **Uptown/North Capitol Hill neighborhood**. Positioned minutes from Downtown Denver, Union Station, Coors Field, City Park, and Denver's top dining and entertainment destinations, the property provides exceptional access to major employment centers, transportation corridors, and neighborhood amenities. With convenient connections to Colfax Avenue, Speer Boulevard, Park Avenue, and I-25, this location combines urban convenience with one of Denver's most sought-after neighborhood settings.



### Visibility

Located on a busy street with ample signage opportunities



### Neighborhood

Urban energy, historic character, and strong demographics.



### Access

Easy connectivity provides seamless access for clients & staff



Scan or Click For More Information On This Property



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