

**FOR
SALE**



MULTI-FAMILY CONVERSION OPPORTUNITY

Income In-Place Through September 2026

1563 Gaylord Street | Denver, CO 80206

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PROPERTY HIGHLIGHTS

- Potential conversion into studio suites for 10+ unit multi-family property; 6 existing full bathrooms
- **In-place income through September 2026**
- 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
- 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

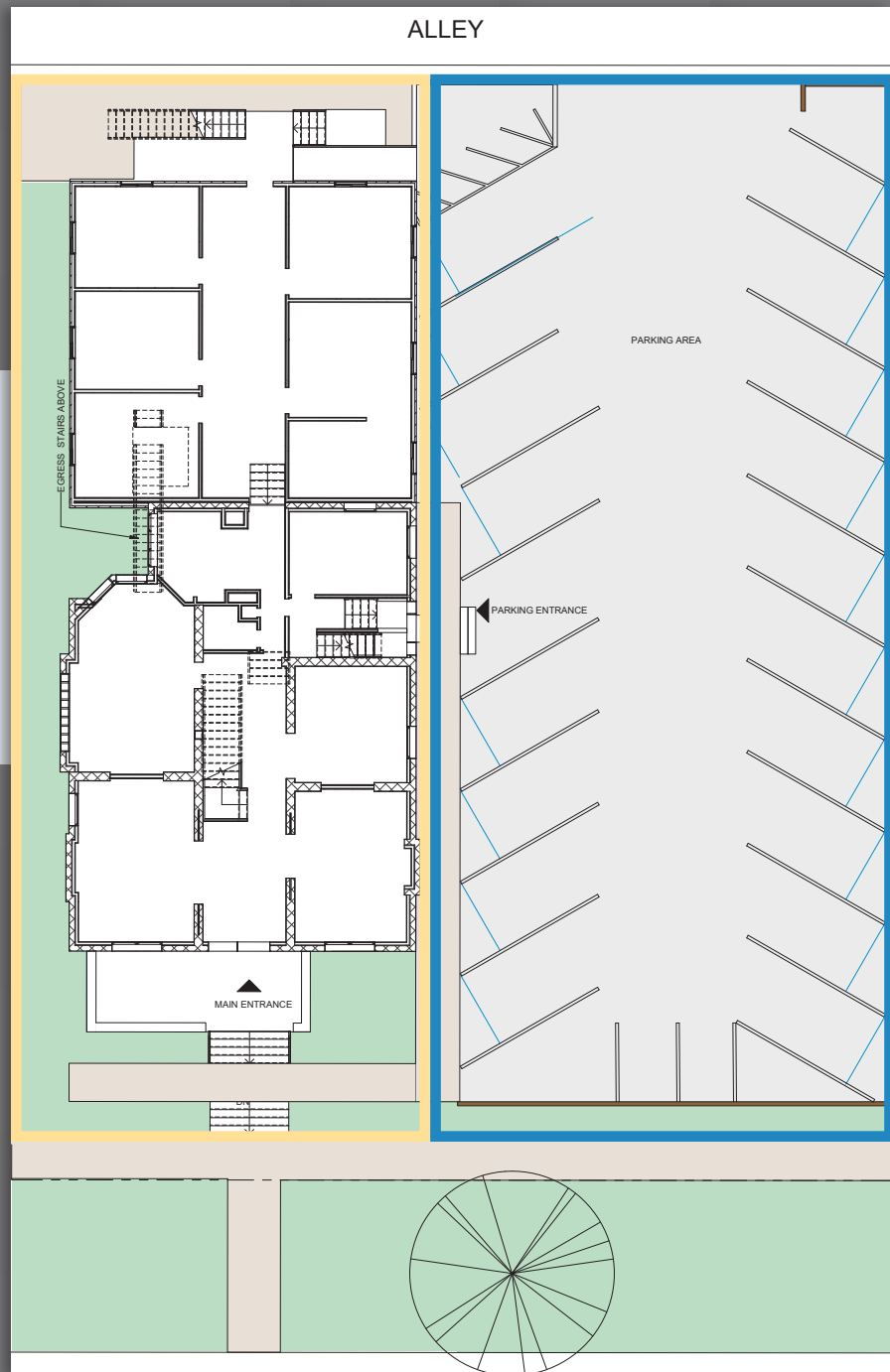
LOCATION HIGHLIGHTS

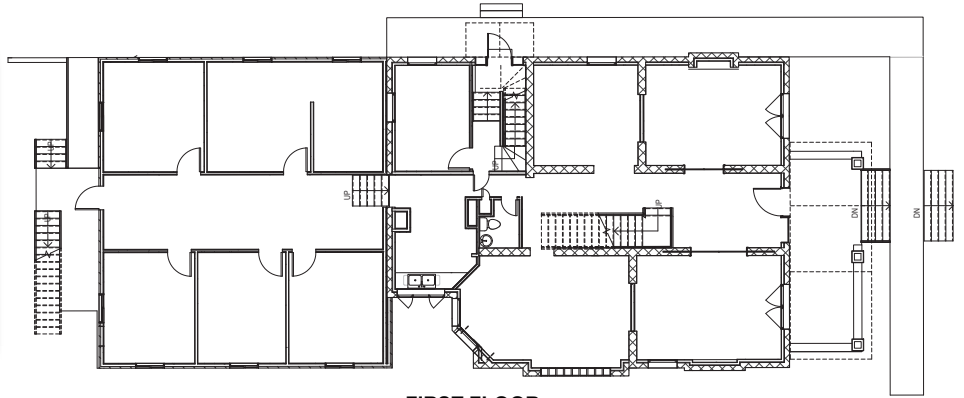
- Central Denver
- Walking distance to grocery, restaurants, bars, entertainment, music
- Three blocks from Denver public Carla Madison Recreation Center and City Park
- Easy access to Downtown Denver

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

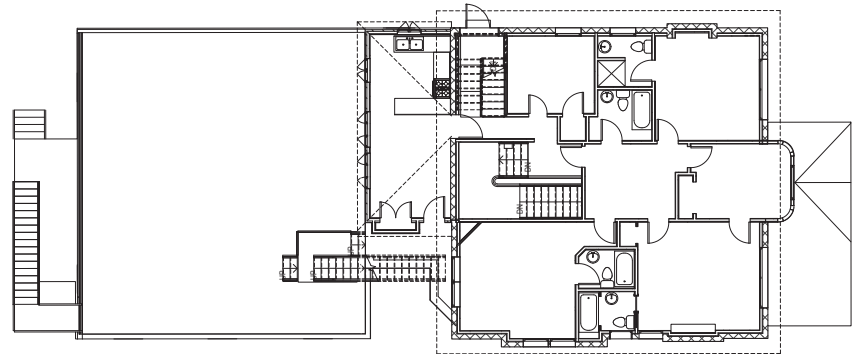
Sale Price
\$1,700,000*
 (mansion only)

*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.

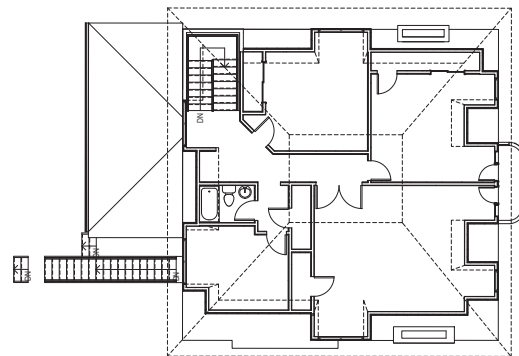




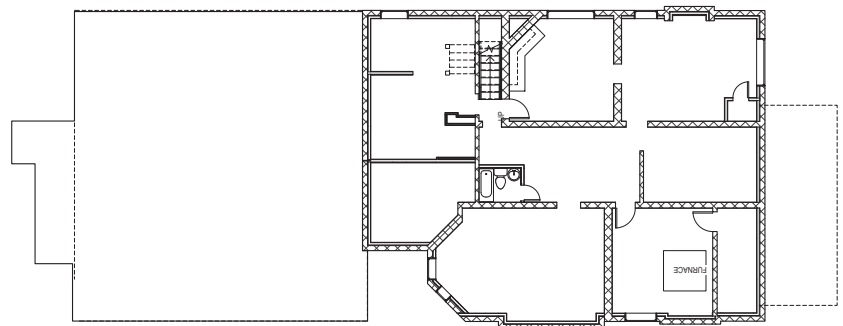
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

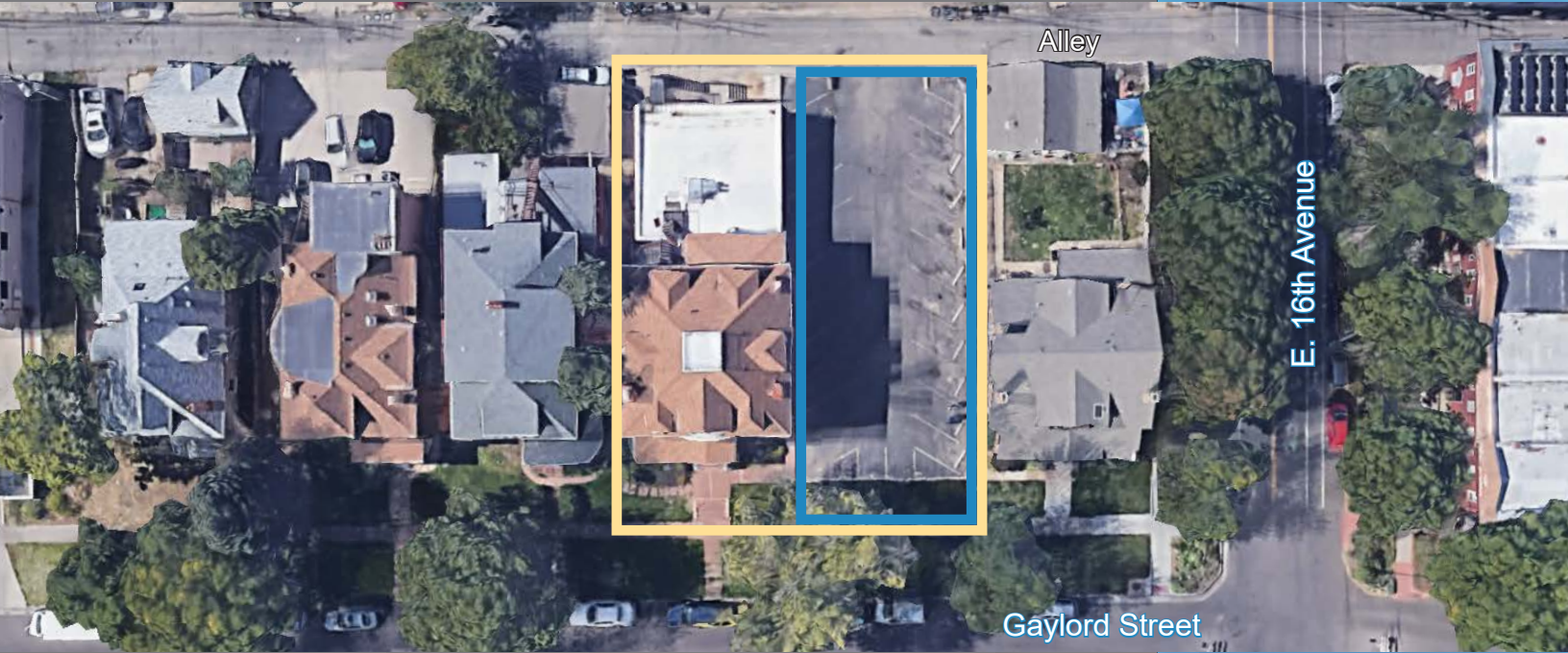


LOWER LEVEL



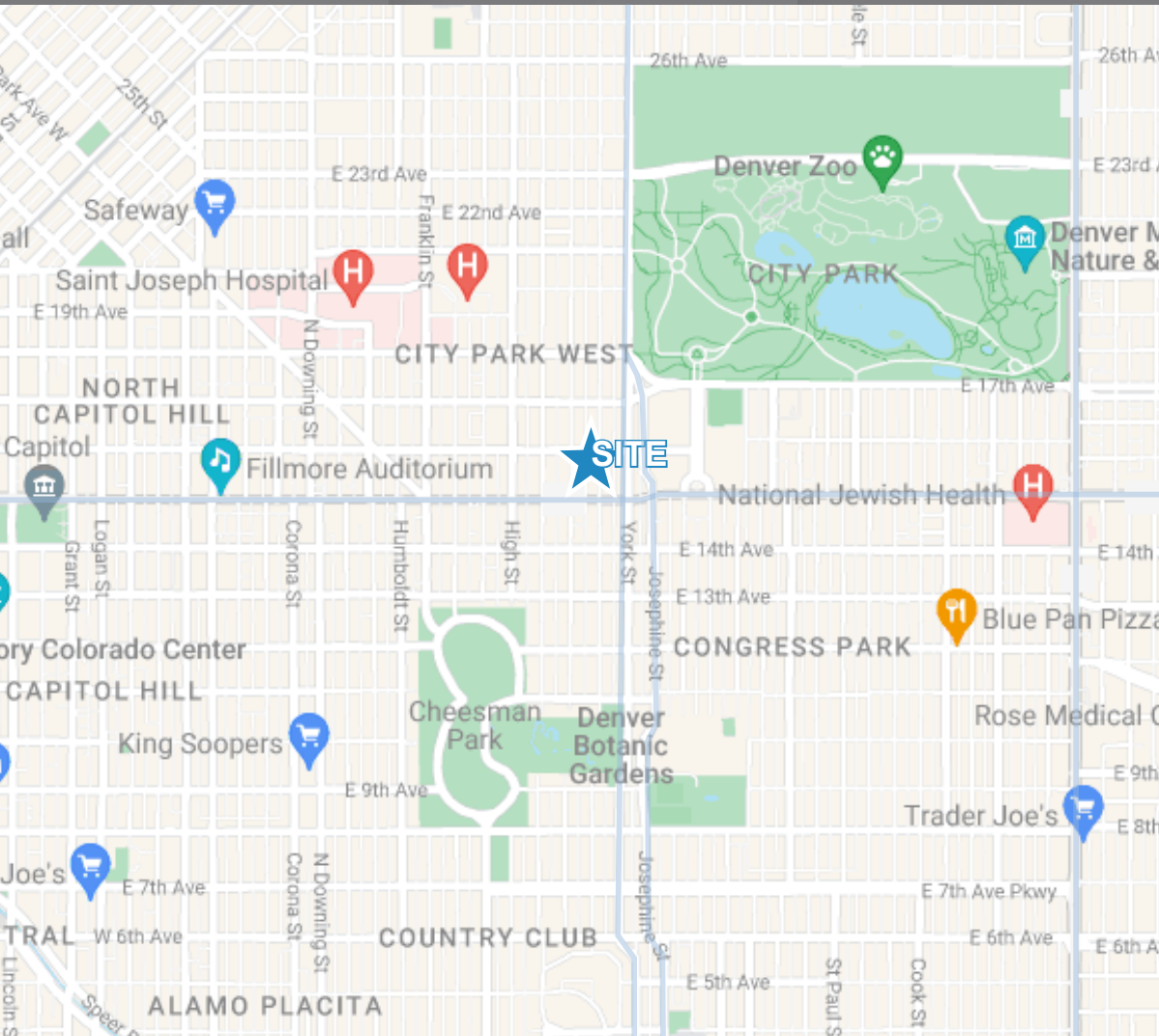
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Demographics 2023

	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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