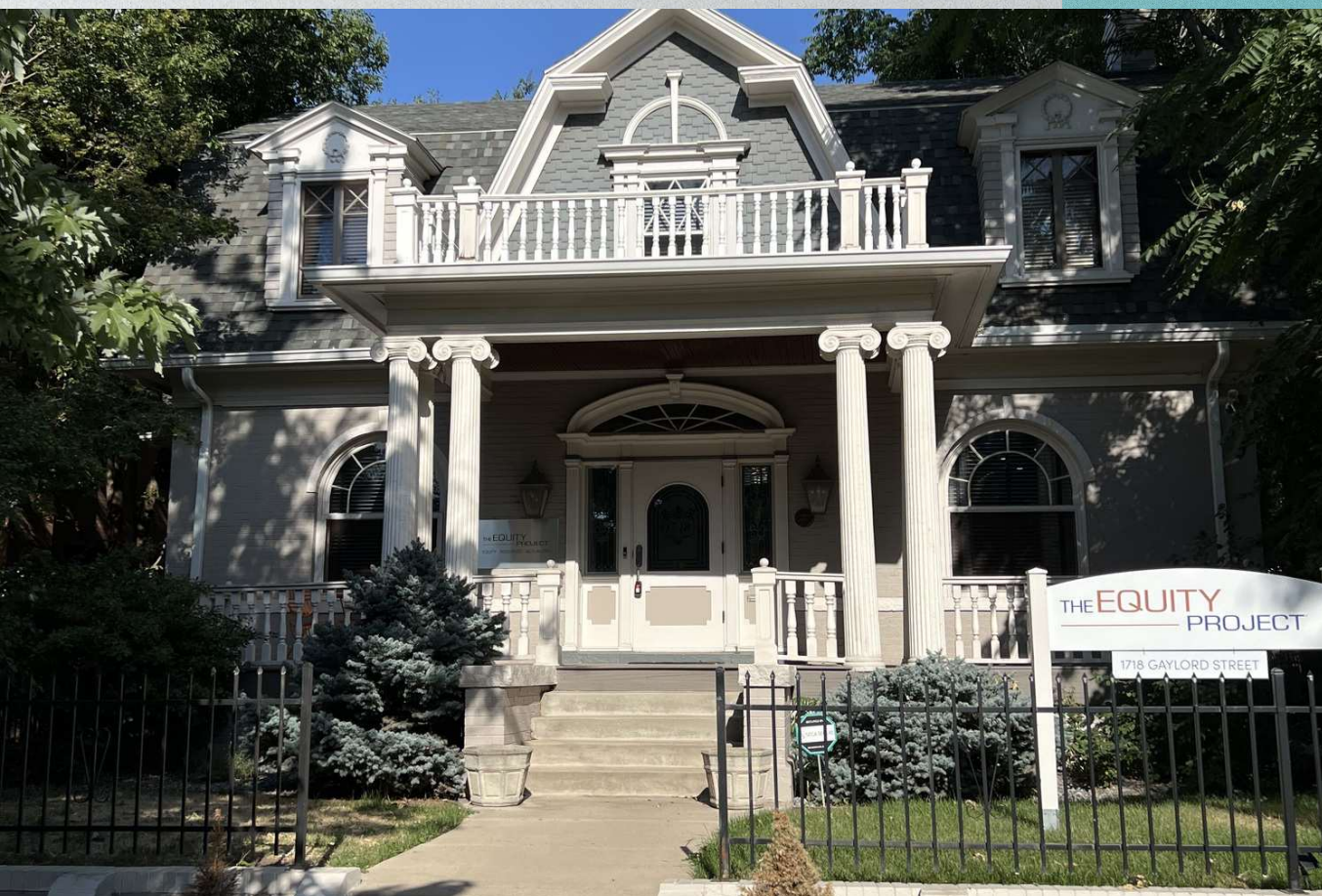


1718 North Gaylord Street

Denver, CO 80206



FOR SALE

Calvin Graves
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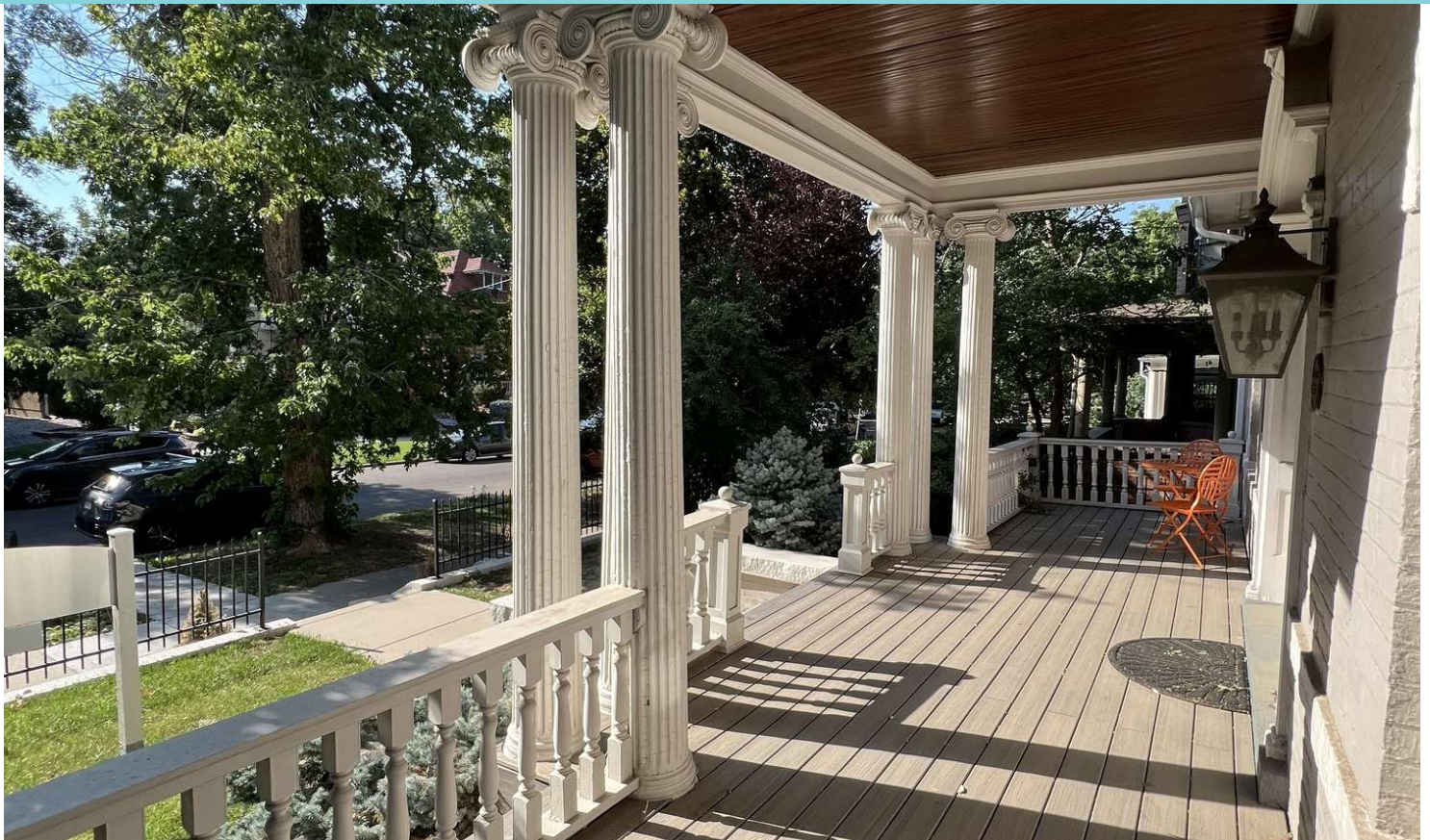


property information

1

For Sale

1718 North Gaylord Street Denver, CO 80206



Property Description

This classic Dutch Colonial mansion-turned-office perfectly captures downtown Denver's historical character with gorgeous woodwork, stained glass windows, and surprisingly spacious interior. Immaculately updated in 2022, this property is an ideal setting for your small business, or can be turned back to residential use with modest renovation. Occupants will appreciate the refreshed wood finishes, new carpets, new electrical components, and central air conditioning. Being located in the heart of downtown Denver, fine dining and entertainment are only steps away.

Location Description

One of Denver's most desirable neighborhoods, City Park West is nestled amongst Capitol Hill, Cheesman Park, and Congress Park, and borders City Park itself. You won't find this kind of vibrance, charm, and history anywhere outside of downtown. This office/mansion is just steps away from numerous highly rated restaurants, lively entertainment, and public transit routes.

Property Highlights

- Office or Residential Use
- 7 Offices and 3 Bathrooms
- Beautiful Stained Glass and Woodwork
- Renovated 2022
- Modern Electrical and Air Conditioning
- 4+ Off-street Parking Spots
- Historical Designation

Offering Summary

Sale Price:	\$1,100,000
Lot Size:	6,250 SF
Building Size:	3,420 SF

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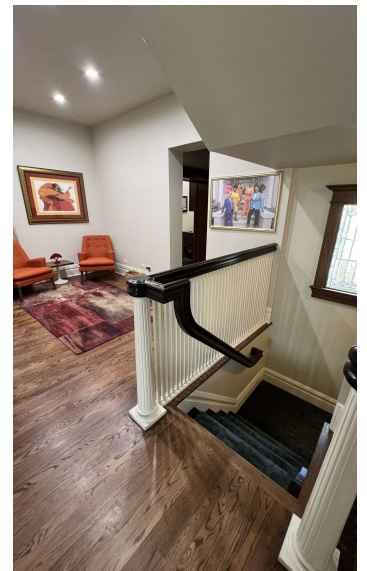
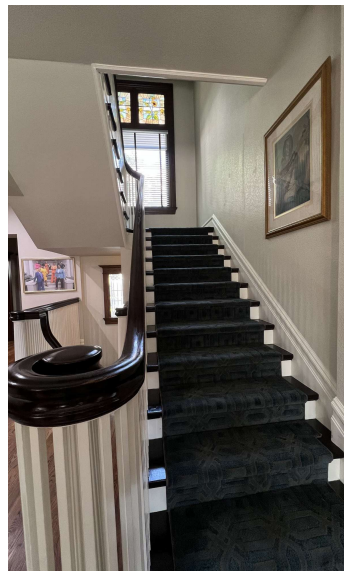
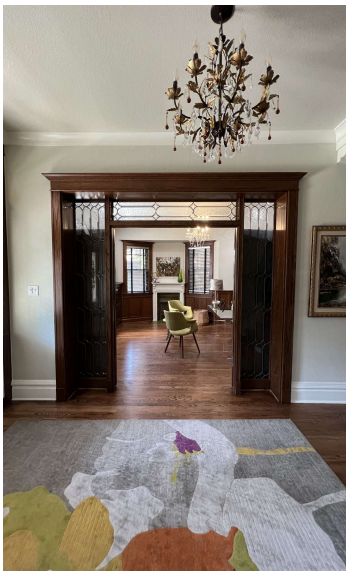
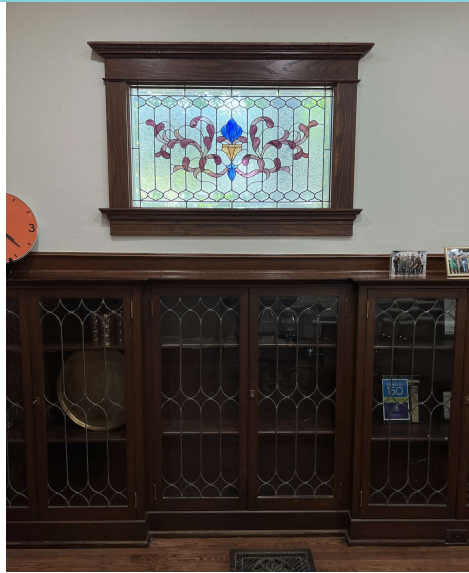
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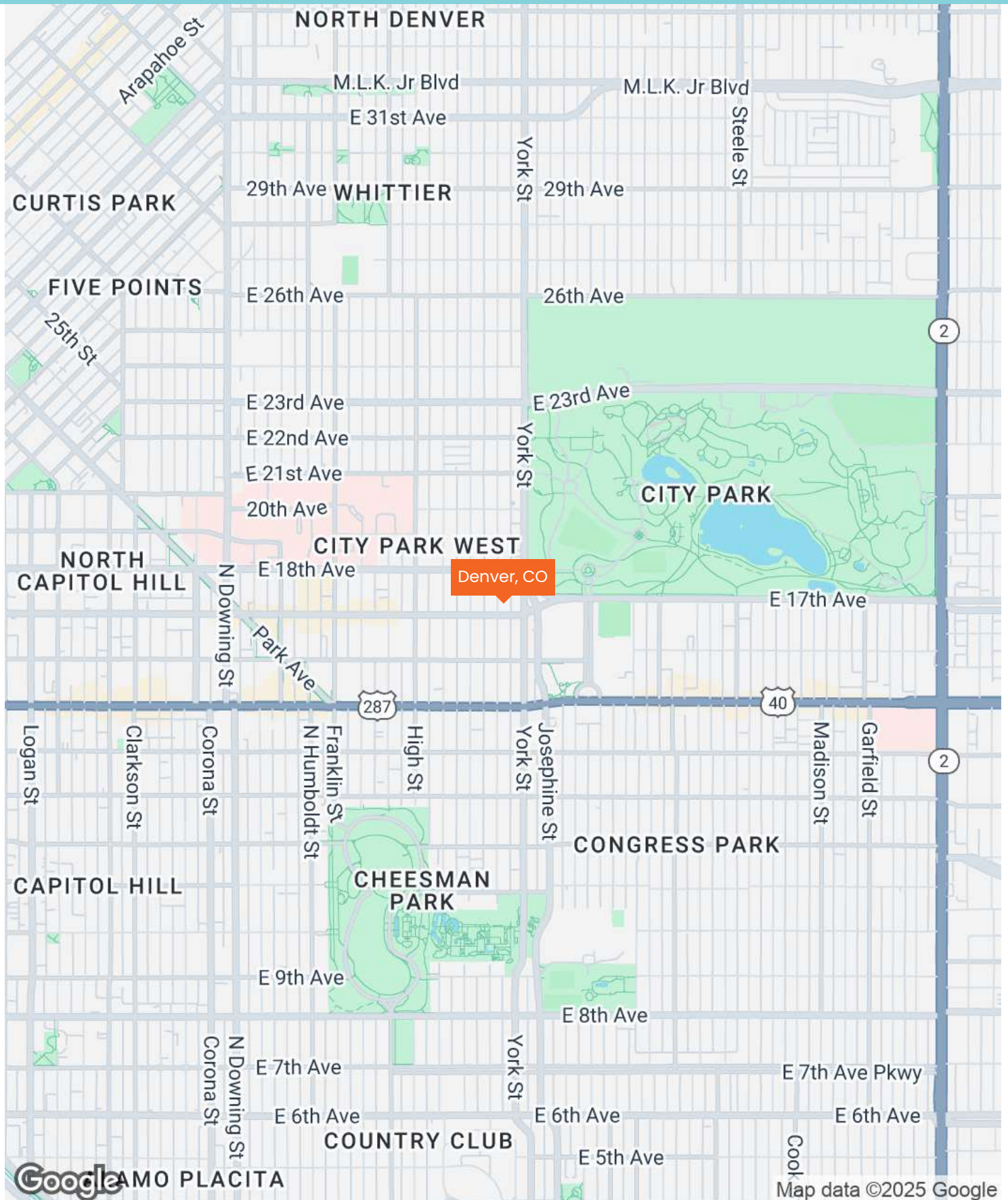


location information

2

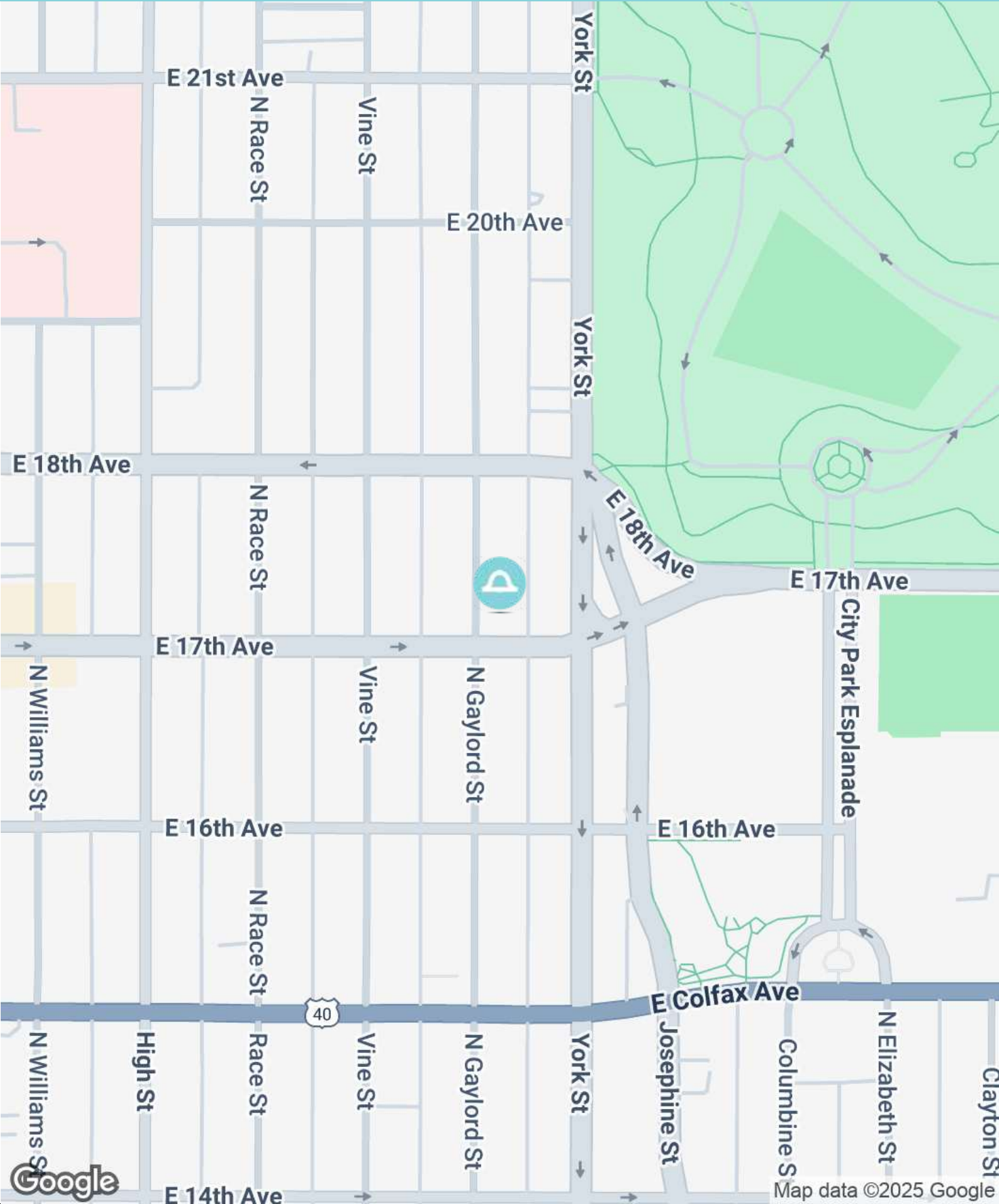
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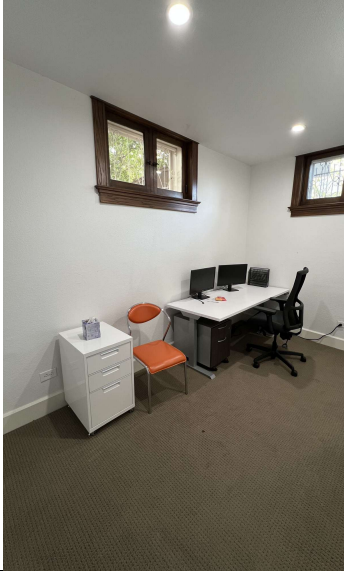
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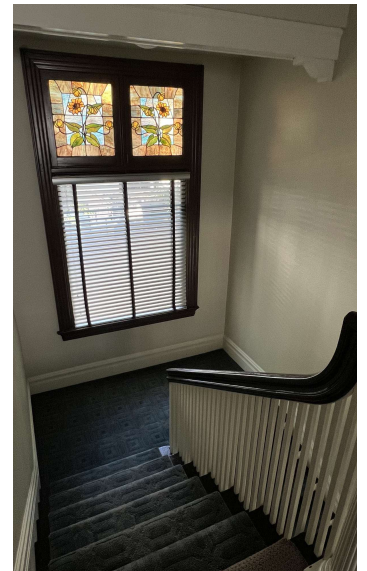
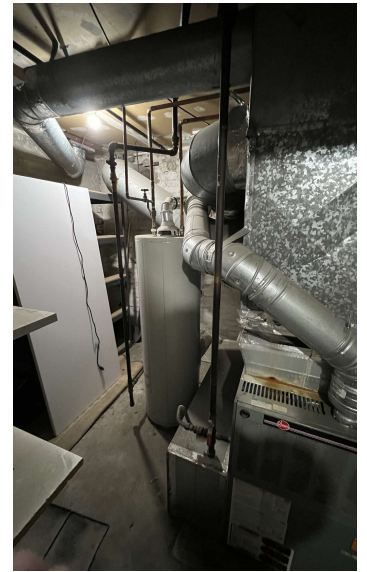
demographics

3

For Sale

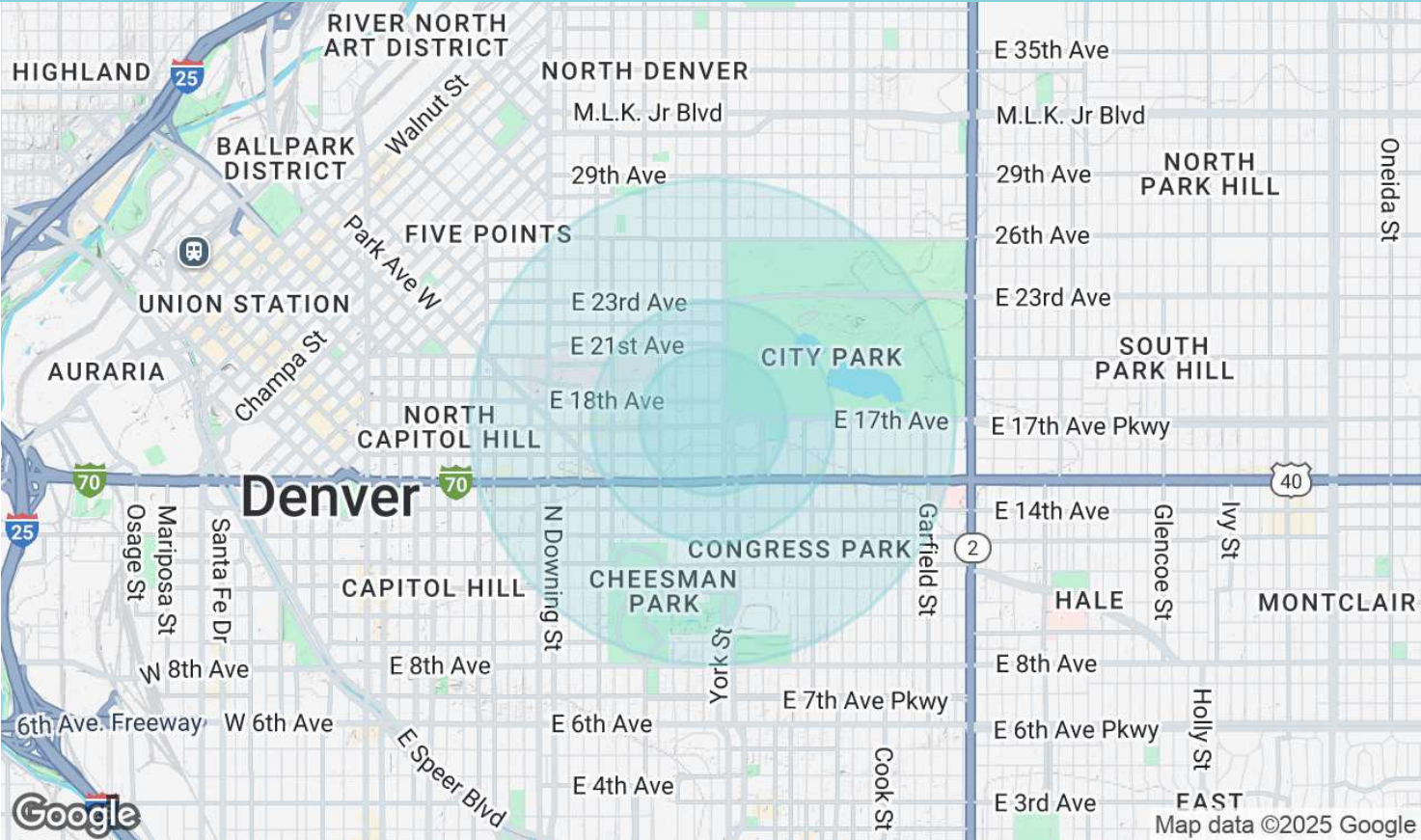
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,954	9,737	32,271
Average Age	38	39	39
Average Age (Male)	39	40	39
Average Age (Female)	38	39	39

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,198	5,845	18,353
# of Persons per HH	1.6	1.7	1.8
Average HH Income	\$125,167	\$116,243	\$123,480
Average House Value	\$985,091	\$958,082	\$905,863

Demographics data derived from AlphaMap

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Calvin Graves

Associate Advisor

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