

FOR SALE



3698 N Glencoe St

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Section 1

Property Information

Property Summary

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PROPERTY HIGHLIGHTS

- Easy party wall conversion
- In-unit washer/dryer
- Evaporative cooling
- Strong local property value and income trends

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	4
Lot Size:	11,997 SF
Building Size:	3,712 SF

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Property Description

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PROPERTY DESCRIPTION

Located in Denver's North Park Hill Neighborhood, 3698 Glencoe St is a fantastic opportunity for owner-occupancy, resale as individual units, or traditional multifamily. All units are 2 bed/1 bath, about 925 sq ft, with spacious kitchens. Each unit has its own front and rear doors, washer/dryer, evaporative cooler, water heater, electrical meter, and gas meter, making an easy subdivision into individual properties. The two center units open up to a fenced yard behind the property and 4 off-street parking spaces. The neighborhood's property value and income trends support continued neighborhood appreciation.

In 2026, attached units in similar North Park Hill properties have sold as high as \$527/sq ft, demonstrating significant potential value gain from the subdivide-and-renovate strategy.

LOCATION DESCRIPTION

3698 Glencoe St is located conveniently in the North Park Hill neighborhood, just minutes from everyday retail and restaurants on Quebec Pkwy and easy access to I-70 and public transit. Residents will enjoy the proximity to other amenities such as City Park, Central Park, and award-winning dining at the Stanley Marketplace.

INVESTMENT POTENTIAL

The average sale price of attached residential units in tri- and quadplex buildings has increased 92% since 2016. When platted and sold as individual units, these provide affordable ownership while still commanding a premium on a per-square-foot basis. The relatively low supply of these properties in North Park Hill help sustain the value of this unique housing option.

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Additional Photos

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Additional Photos

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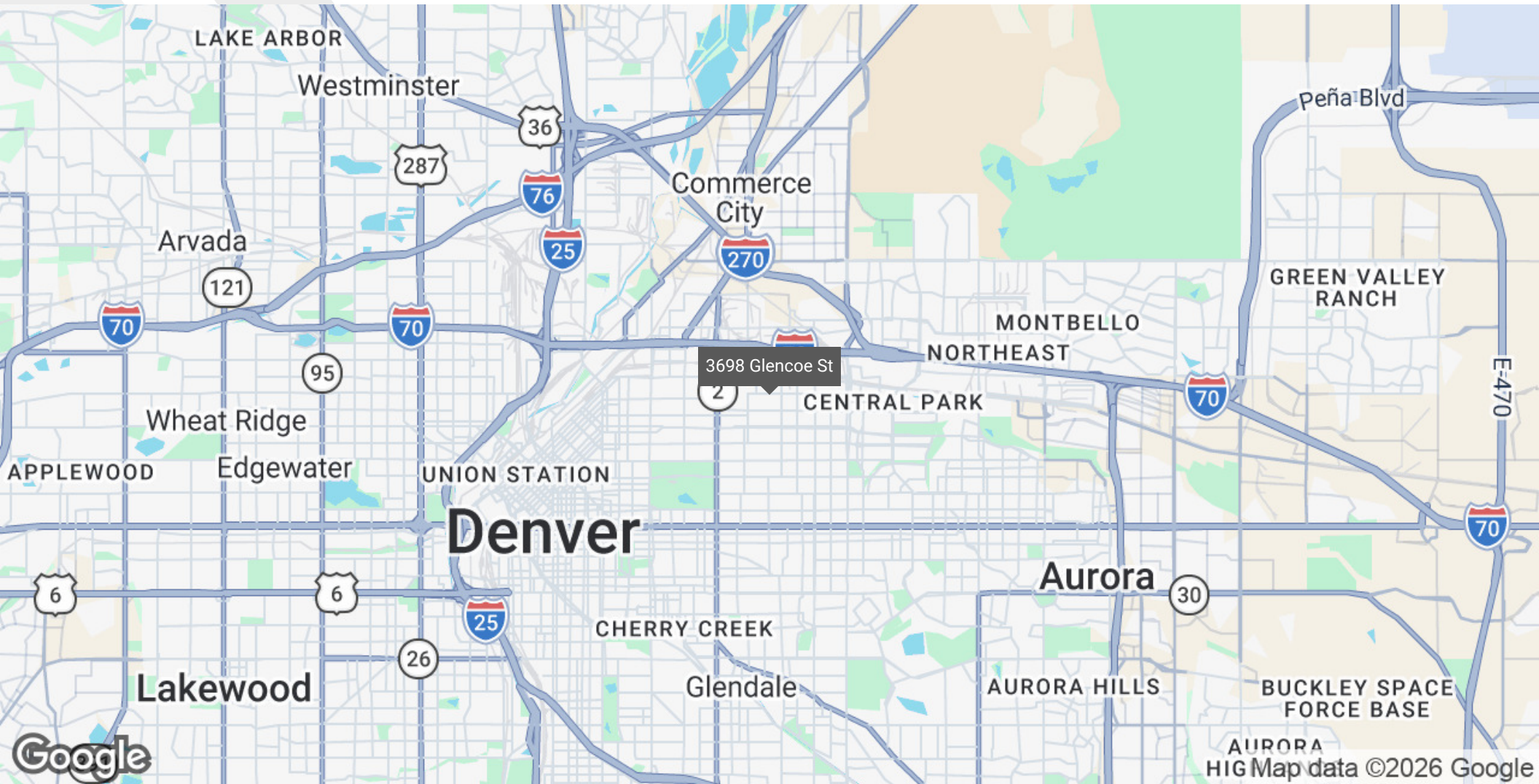


Section 2

Location Information

Regional Map

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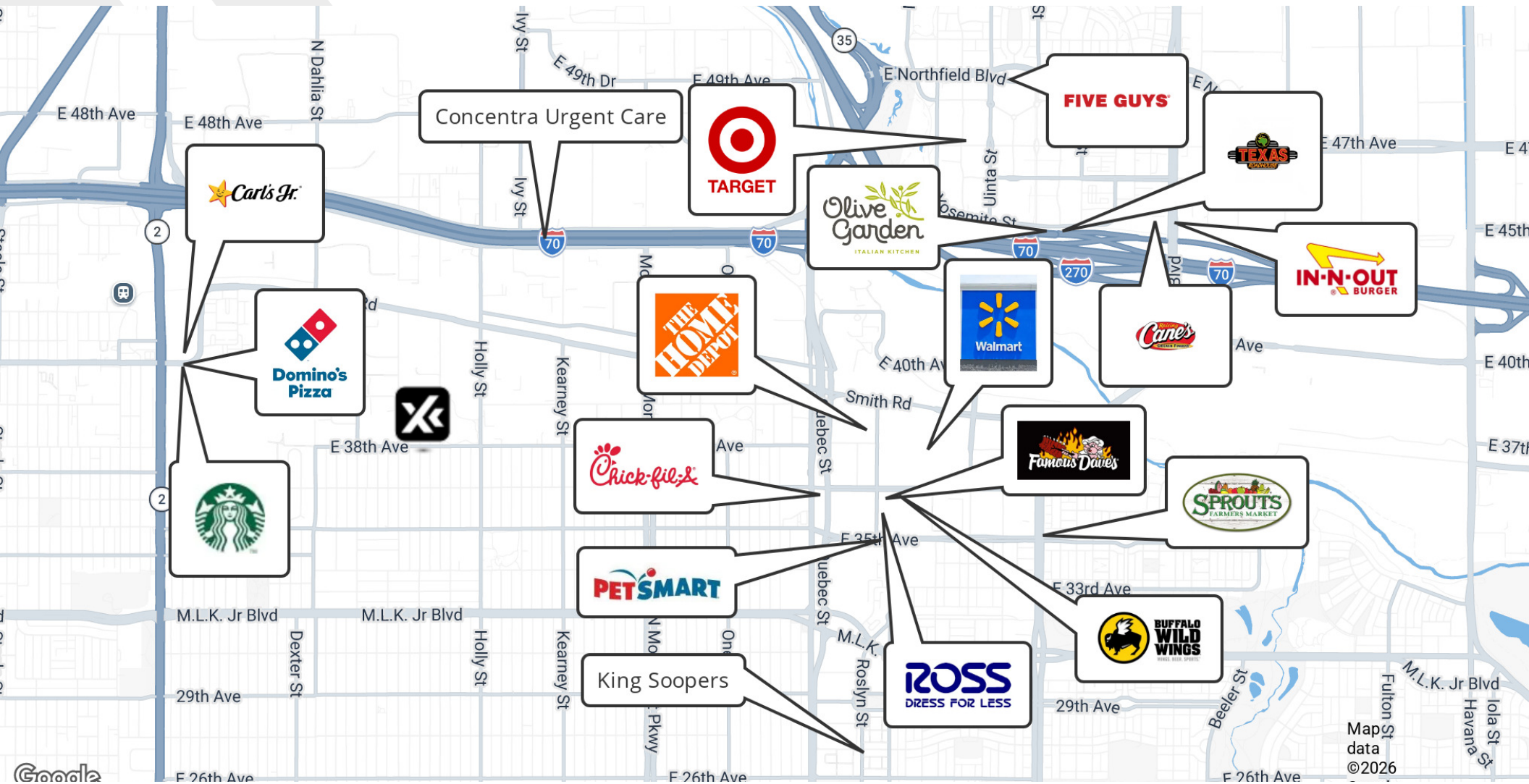
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Retailer Map

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Neighborhood Property Values

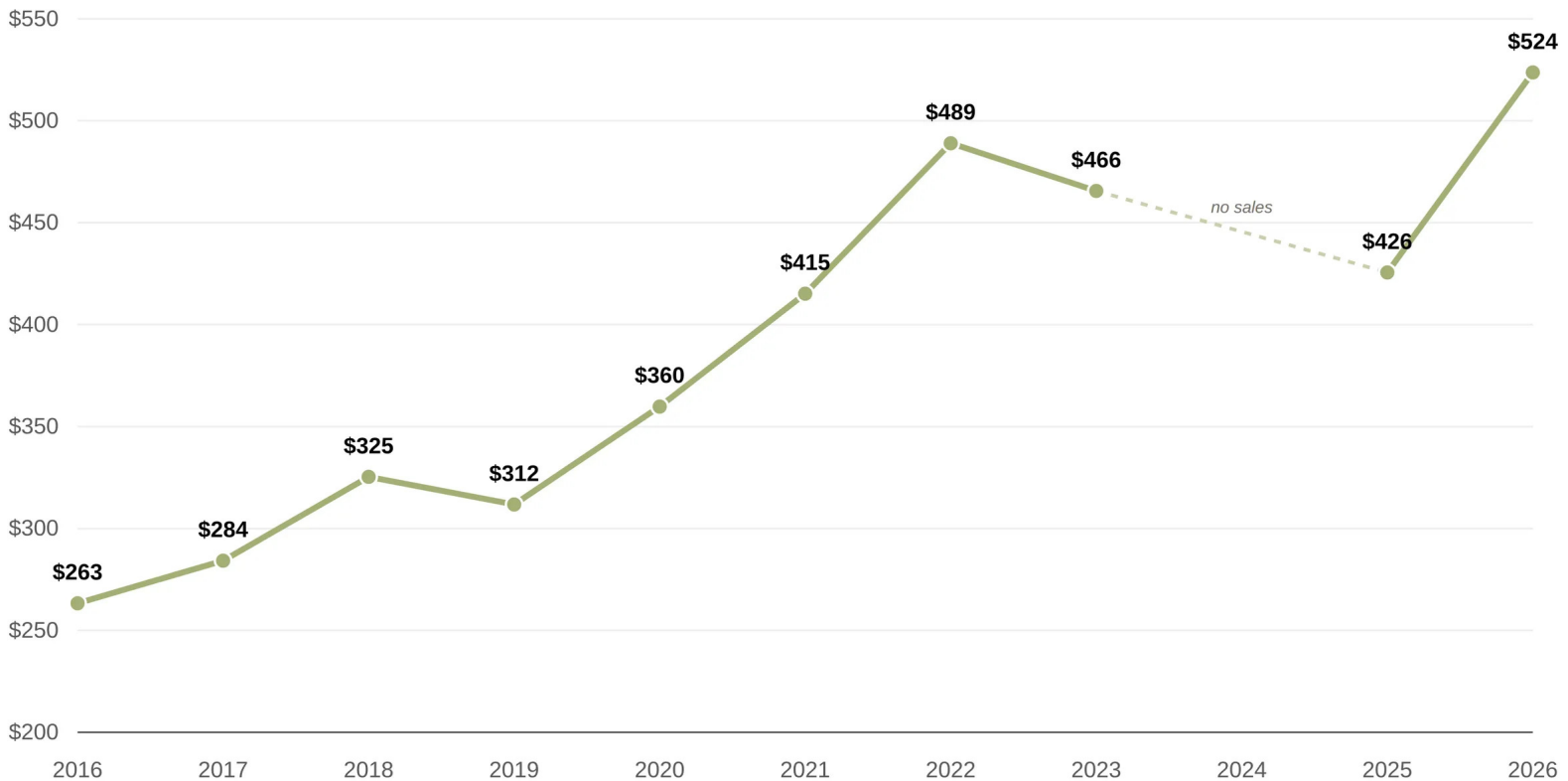
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Price Per Square Foot Trend

Attached Quad & Triplex Units · North Park Hill, Denver · Average by Year, 2016–2026

+92%

Avg \$/SF growth trend, 2016–2026



Source: MLS sales records, attached quad/triplex units, North Park Hill (annual average)

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Neighborhood Income

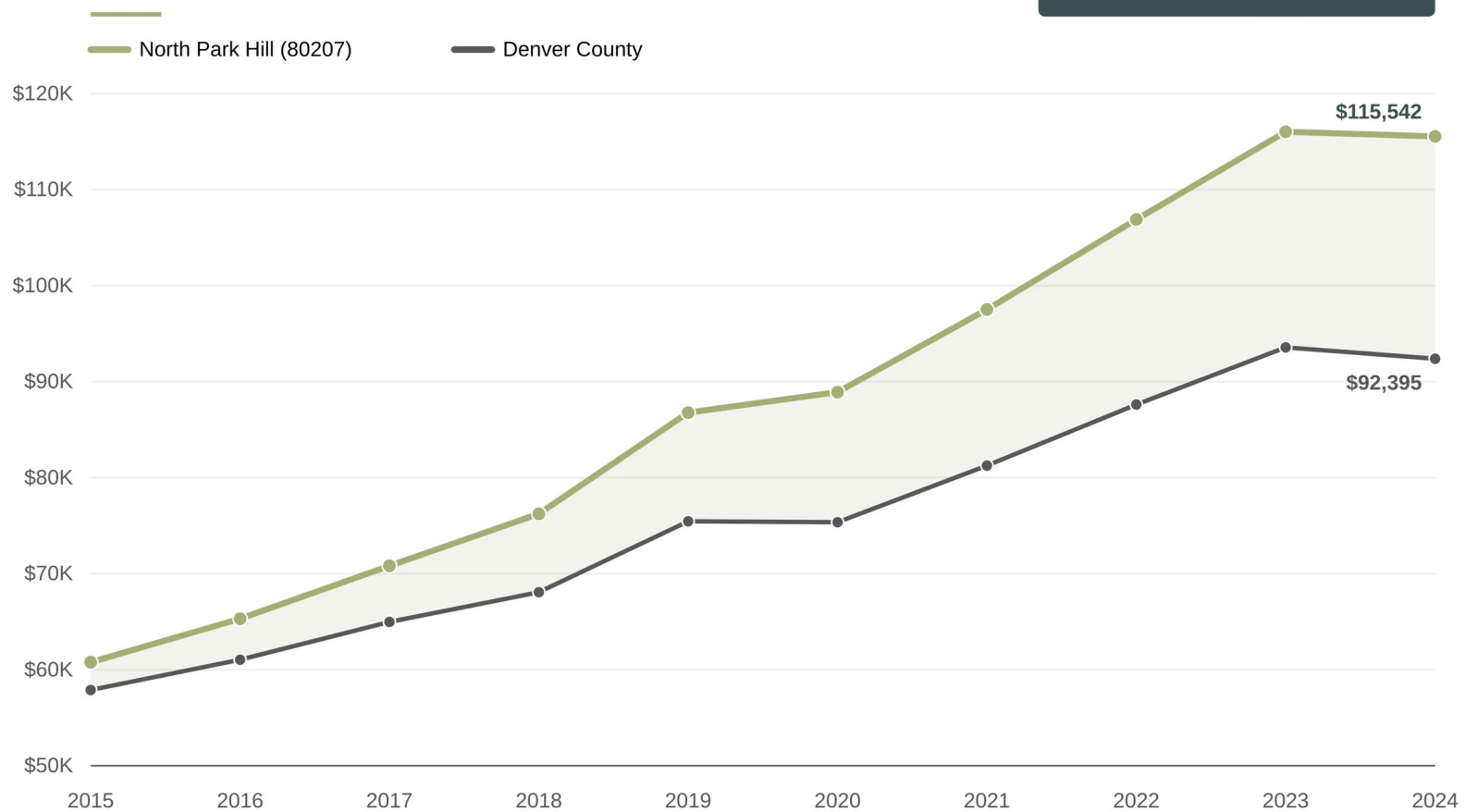
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Median Household Income Trend

Denver County vs. North Park Hill (80207) · 2015–2024

+25%

North Park Hill income vs. Denver, 2024



Source: U.S. Census Bureau / ACS median household income estimates, Denver County vs. ZIP 80207

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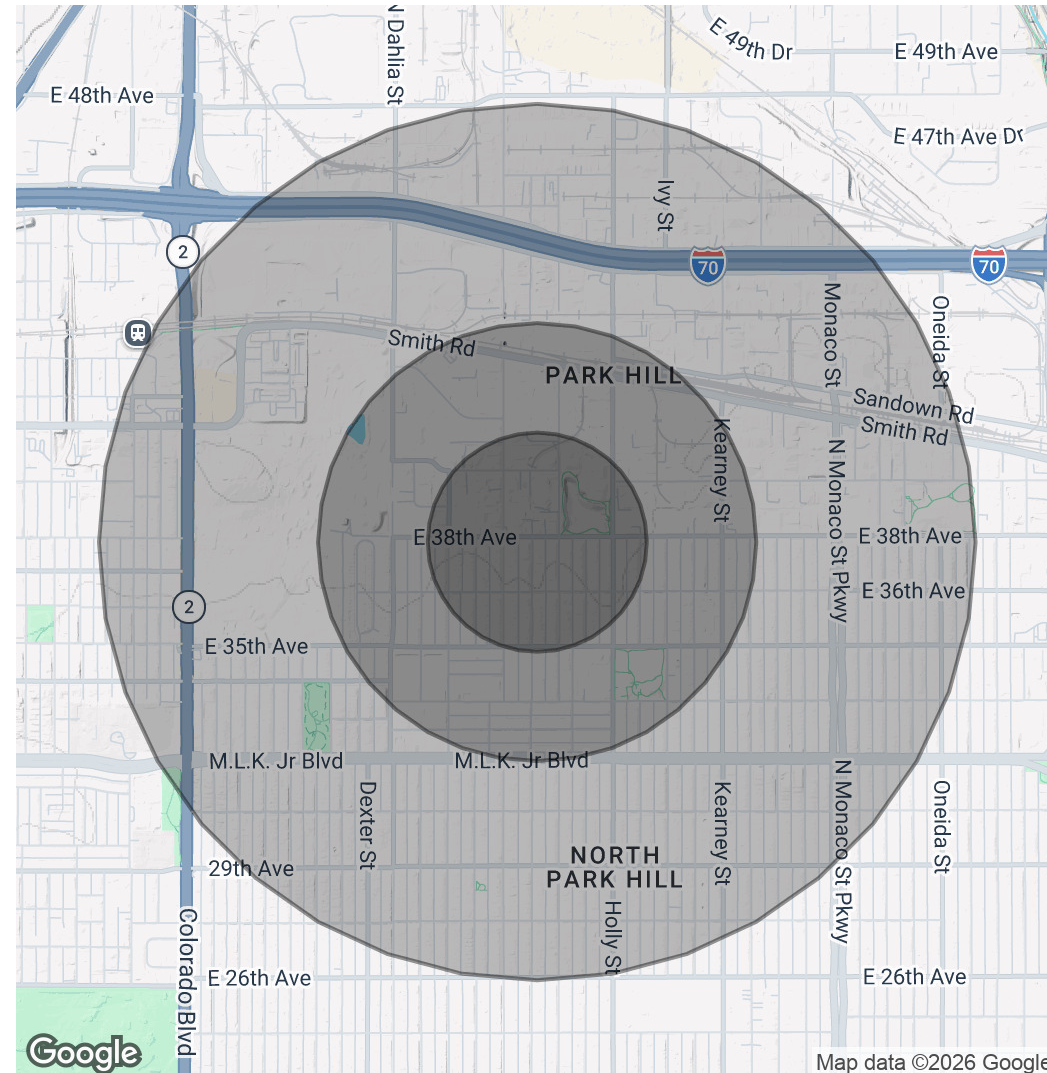


Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	403	2,821	11,728
Average Age	34.3	35.7	37
Average Age (Male)	28.2	29.8	34
Average Age (Female)	38	38.6	39.7
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	154	1,230	4,784
# of Persons per HH	2.6	2.3	2.5
Average HH Income	\$96,507	\$90,923	\$113,056
Average House Value	\$501,436	\$492,338	\$571,390

2023 American Community Survey (ACS)



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Section 3

Financial Analysis



Resale Potential

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Buy · Renovate · Resell as Individual Units

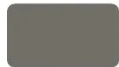
PURCHASE PRICE



\$950,000

\$256 / sq ft

RENOVATION COST



\$200,000

TOTAL INVESTMENT



\$1,150,000

vs.

RESALE VALUE



\$1,600,000

\$431 / sq ft

POTENTIAL PROFIT

\$450,000

39.1% Return on Investment

\$1,600,000 resale value

- \$1,150,000 total investment

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Section 4

Sale Comparables

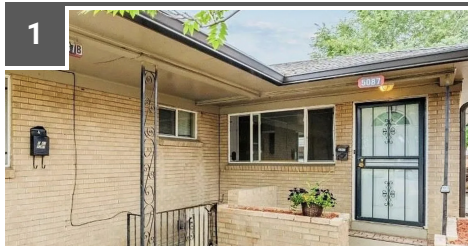
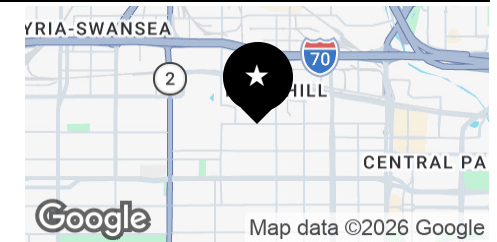
Sale Comps

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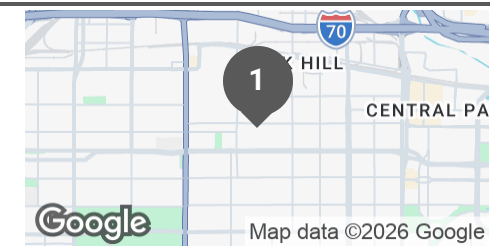
3698 N GLENCOE ST
Denver, CO 80207

Price: \$950,000 Bldg Size: 3,712 SF
No. Units: 4 Year Built: 1956



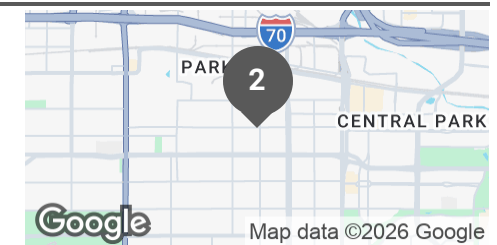
5085 E 34TH AVE
Denver, CO 80207

Price: \$690,000 Bldg Size: 3,194 SF
No. Units: 3 Year Built: 1958



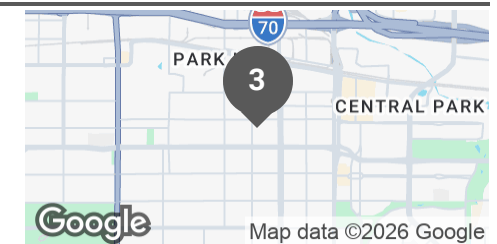
3389 KEARNEY ST
Denver, CO 80207

Price: \$1,139,500 Bldg Size: 3,836 SF
No. Units: 5 Year Built: 1955



3327 KRAMERIA ST
Denver, CO 80207

Price: \$640,509 Bldg Size: 2,895 SF
No. Units: 3 Year Built: 1955



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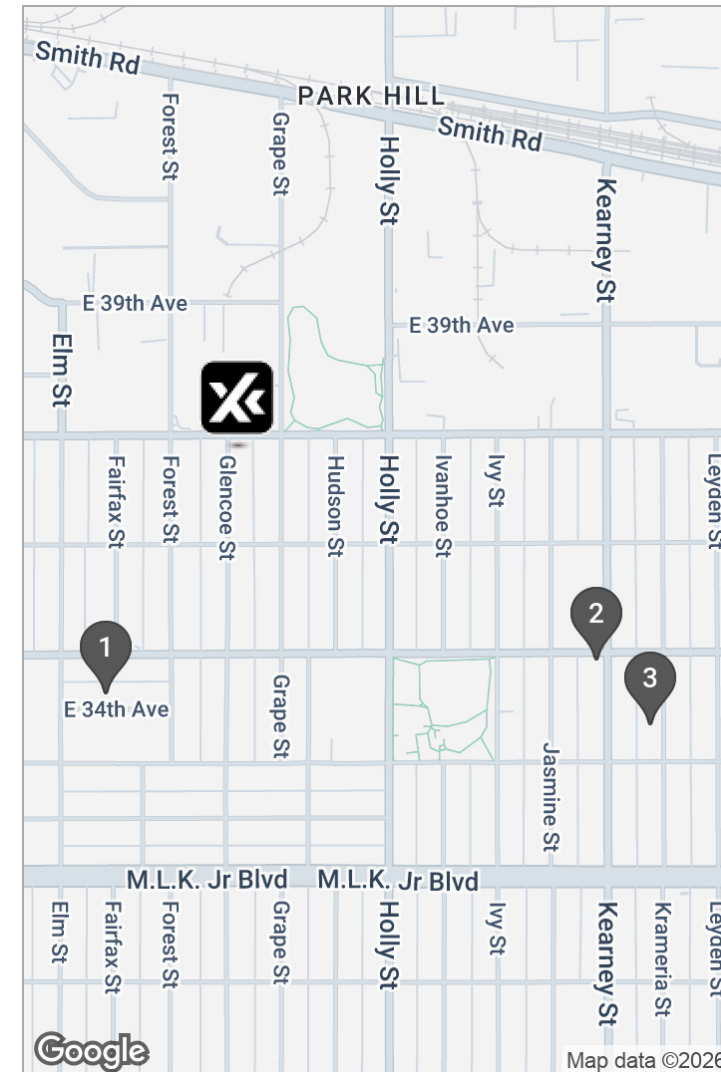
Sale Comps Map & Summary

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★ 3698 N GLENCOE ST

Denver, CO	
Price	\$950,000
Bldg Size	3,712 SF
No. Units	4
Price/SF	\$255.93

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/SF
1	5085 E 34th Ave Denver, CO 80207	\$690,000	3,194 SF	3	\$216.03
2	3389 Kearney St Denver, CO 80207	\$1,139,500	3,836 SF	5	\$297.05
3	3327 Krameria St Denver, CO 80207	\$640,509	2,895 SF	3	\$221.25
AVERAGES		\$823,336	3,308 SF	3	\$244.78



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Your Advisor

FOR SALE



CALVIN GRAVES

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