

2718

WALNUT ST.

DENVER, CO

FOR SALE

Extraordinary Opportunity
in the Heart of RiNo



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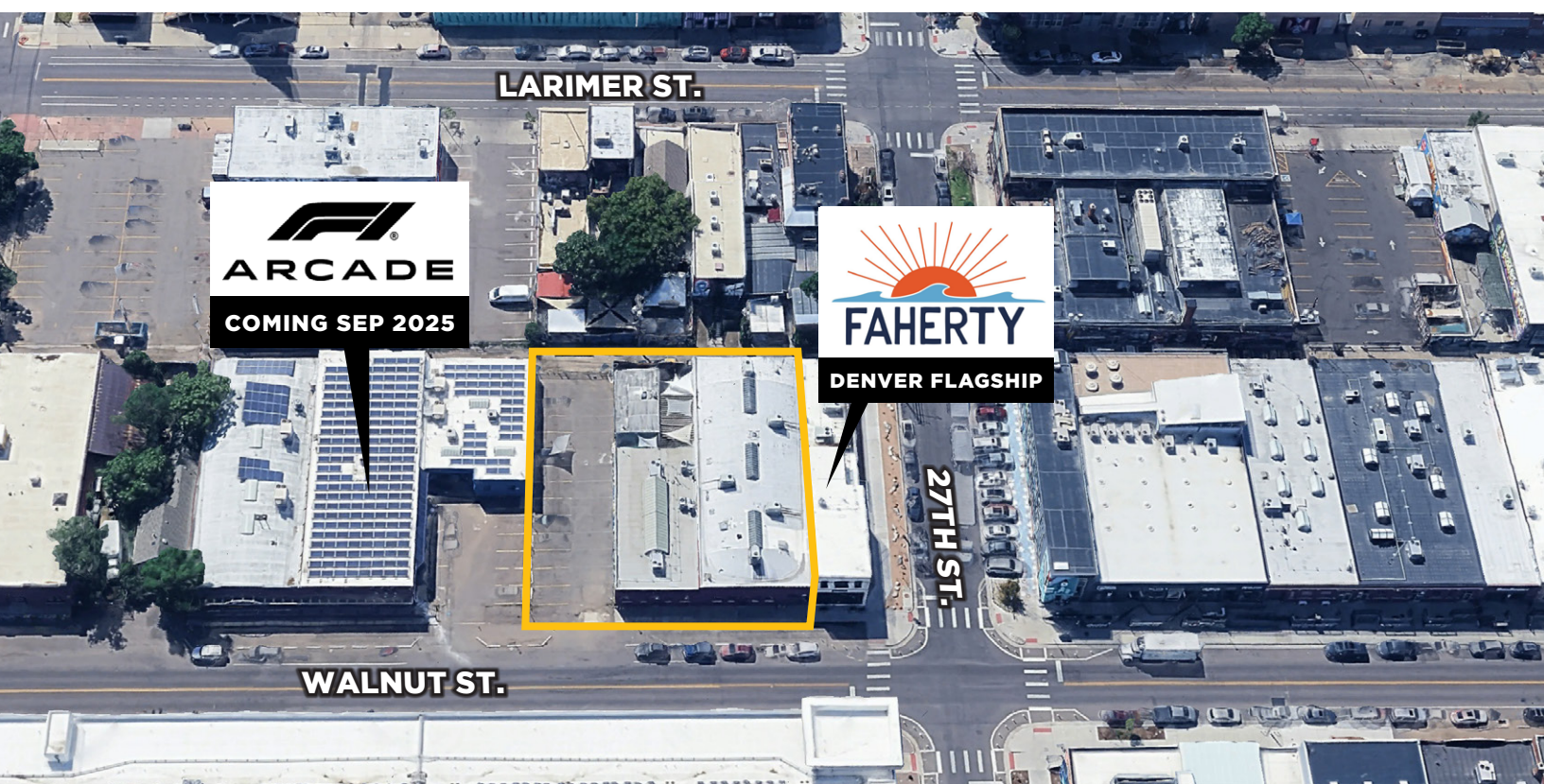
FOR SALE
\$3,200,000

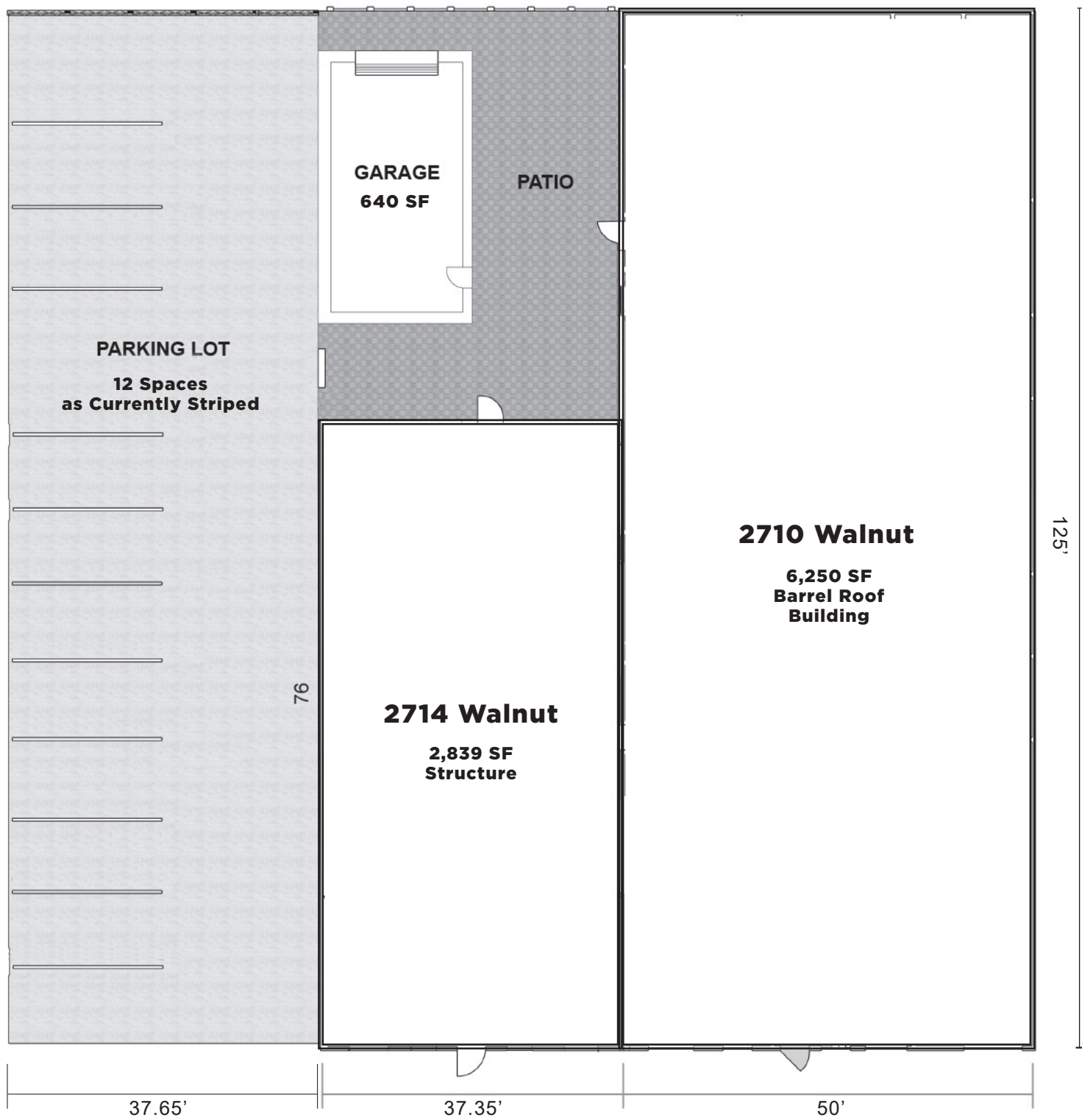
PROPERTY OVERVIEW

- Two gorgeous structures centrally located on one of RiNo's premier blocks
- National retailers next door to North & South
- Rare off-street parking in place
- Opportunity to install outdoor programmatic element with minimal interruption to existing structures
- Short term income in place;
Please inquire for a simplified rent roll

PROPERTY INFO

Buildings:	9,089 SF
	2710 Walnut: 6,250 SF
	2714 Walnut: 2,839 SF
	Garage: 640 SF (structure not included in SF counts)
Land:	15,656 SF
Zoning:	I-MX-5
Taxes:	\$90,184

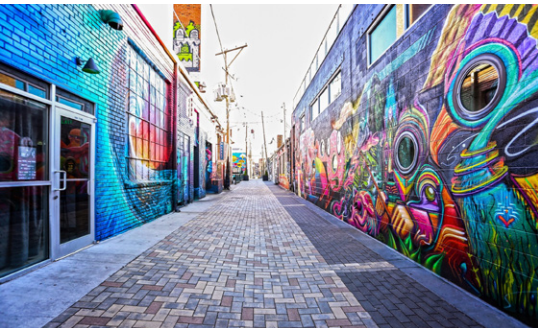




2710



2714



PRIME LOCATION IN THE HEART OF RINO

The **River North Art District** (RiNo) is the urban core's most dynamic neighborhood, where creativity and culture collide.

Once an industrial hub, RiNo has transformed into a hotbed for innovation, art, and culinary excellence.

Known for its energetic vibe and walkable corridors, RiNo blends gritty charm with modern sophistication, attracting artists, entrepreneurs, and urban explorers alike. It's where Denver's industrial past meets its creative future.

