

**1761 N. EMERSON STREET
DENVER, CO 80218**


\$1,750,000



Charming Turn-of-the-Century Office Building (built in 1902) for sale in Downtown Denver.

Rare opportunity to acquire a distinctive & beautifully updated office building in one of Denver's most desirable neighborhoods.

Currently occupied by attorneys, the building was thoughtfully renovated to support professional office use.

The remodel, completed in 2020, included significant updates:

- Three modern restrooms
- Lunchroom with fully equipped kitchen
- Laundry closet with washer & dryer
- Executive office with ample natural light
- Newer engineered flooring throughout entire office
- Updated paint, carpet, lighting, skylights, window coverings, newer electrical & plumbing
- Fire sprinkler system & security system included
- Two rear emergency exits with metal safety doors
- Trex decking on front porch & rear deck for low maintenance

- LOT SIZE: 5,450 SF
- BUILDING SIZE: 4014 SF
- GARAGE: DETACHED 1.5 - CAR
- OFFICES: 8 PRIVATE
- WELL - EQUIPTED SPACIOUS CONFERENCE ROOM
- PARKING: 8 DEDICATED SPACES, SECURE PRIVATE GATE



OLDE TOWNE
GOLDEN REALTY

JESSICA NOONAN



MLS



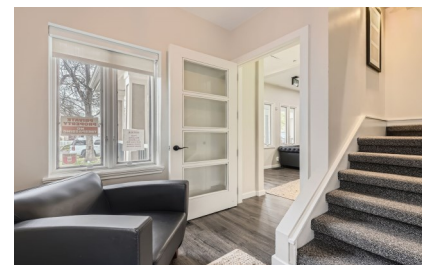
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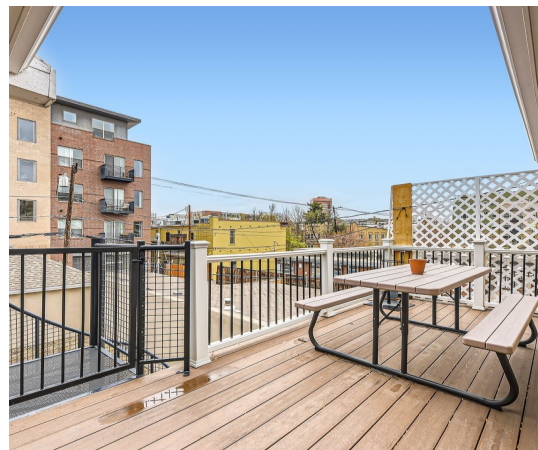
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Lobby



Front Porch



Back Balcony / Spiral Staircase



Conference Room



Reception Area



Kitchen Facility



Restroom

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