



PROPERTY DESCRIPTION

Price	\$815,000
Bedrooms	3
Bathrooms	2
Year Built	1955
Zoning	E-SU-D
Neighborhood	University Park
Basement SF	988
Living Area	1,120
Building SF	2,108
Land SF	7,970
Building Type	Brick
Roof	Pitched (Replaced 2024)
Electric Meters	1
Gas Meters	1
Water Meters	1
Heat	Forced-Air (Furnace)
AC	Central AC
Parking	Detached Garage
Garage SF	339
Plumbing	Galvanized
Rent	\$1,000/Month
Plumbing	Pex/Copper
Occupancy	Tenant Occupied (MTM)

EXECUTIVE SUMMARY

Located in Denver's desirable University Park neighborhood, **2580 S. Madison Street** is a classic 1955 brick ranch offering 3 bedrooms, 2 bathrooms, and 2,108 total square feet - including 1,120 SF of above-grade living space and a 988 SF basement with additional potential.

Situated on a generous 7,970 SF lot zoned E-SU-D, the property features forced-air heat, central AC, and a detached 339 SF garage. Currently tenant-occupied, this well-established home presents a compelling opportunity for investors seeking immediate income or owner-occupants looking to plant roots in one of Denver's most walkable and sought-after neighborhoods. Note that the property has galvanized plumbing, which buyers should factor into their due diligence and long-term planning.

Available individually at \$815,000 or as part of a larger Denver portfolio — portfolio offers preferred.

INVESTMENT ADVISOR

DAN HAWTHORNE

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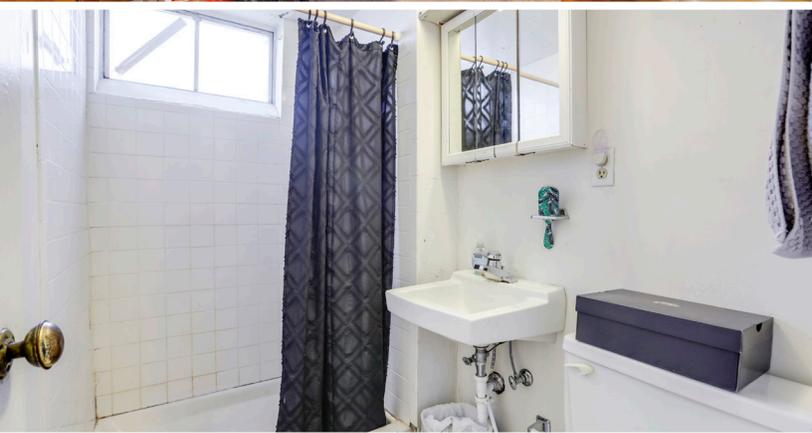
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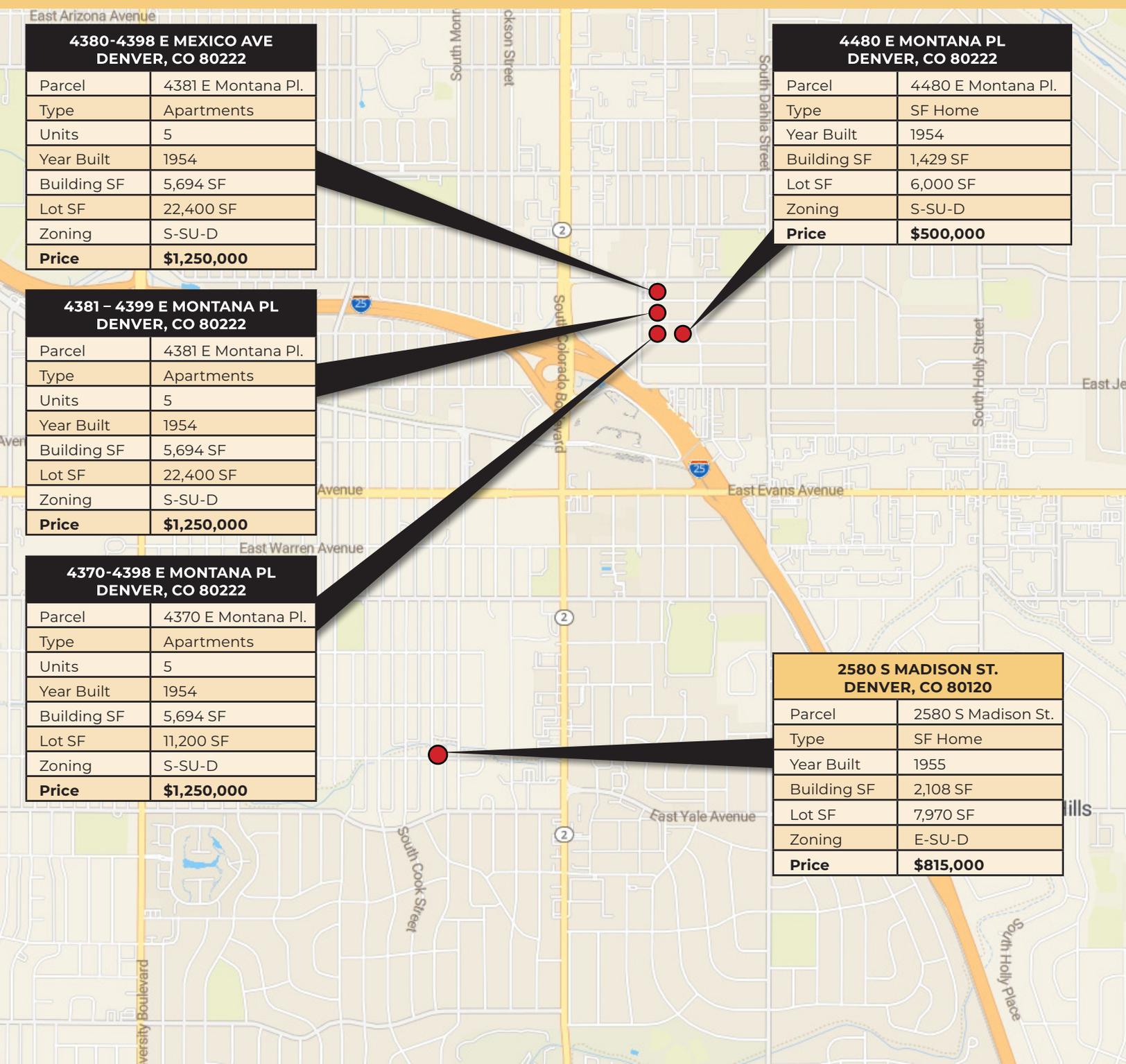
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2580 S MADISON STREET

DENVER, CO 80120



4380-4398 E MEXICO AVE DENVER, CO 80222	
Parcel	4381 E Montana Pl.
Type	Apartments
Units	5
Year Built	1954
Building SF	5,694 SF
Lot SF	22,400 SF
Zoning	S-SU-D
Price	\$1,250,000

4480 E MONTANA PL DENVER, CO 80222	
Parcel	4480 E Montana Pl.
Type	SF Home
Year Built	1954
Building SF	1,429 SF
Lot SF	6,000 SF
Zoning	S-SU-D
Price	\$500,000

4381 - 4399 E MONTANA PL DENVER, CO 80222	
Parcel	4381 E Montana Pl.
Type	Apartments
Units	5
Year Built	1954
Building SF	5,694 SF
Lot SF	22,400 SF
Zoning	S-SU-D
Price	\$1,250,000

4370-4398 E MONTANA PL DENVER, CO 80222	
Parcel	4370 E Montana Pl.
Type	Apartments
Units	5
Year Built	1954
Building SF	5,694 SF
Lot SF	11,200 SF
Zoning	S-SU-D
Price	\$1,250,000

2580 S MADISON ST. DENVER, CO 80120	
Parcel	2580 S Madison St.
Type	SF Home
Year Built	1955
Building SF	2,108 SF
Lot SF	7,970 SF
Zoning	E-SU-D
Price	\$815,000

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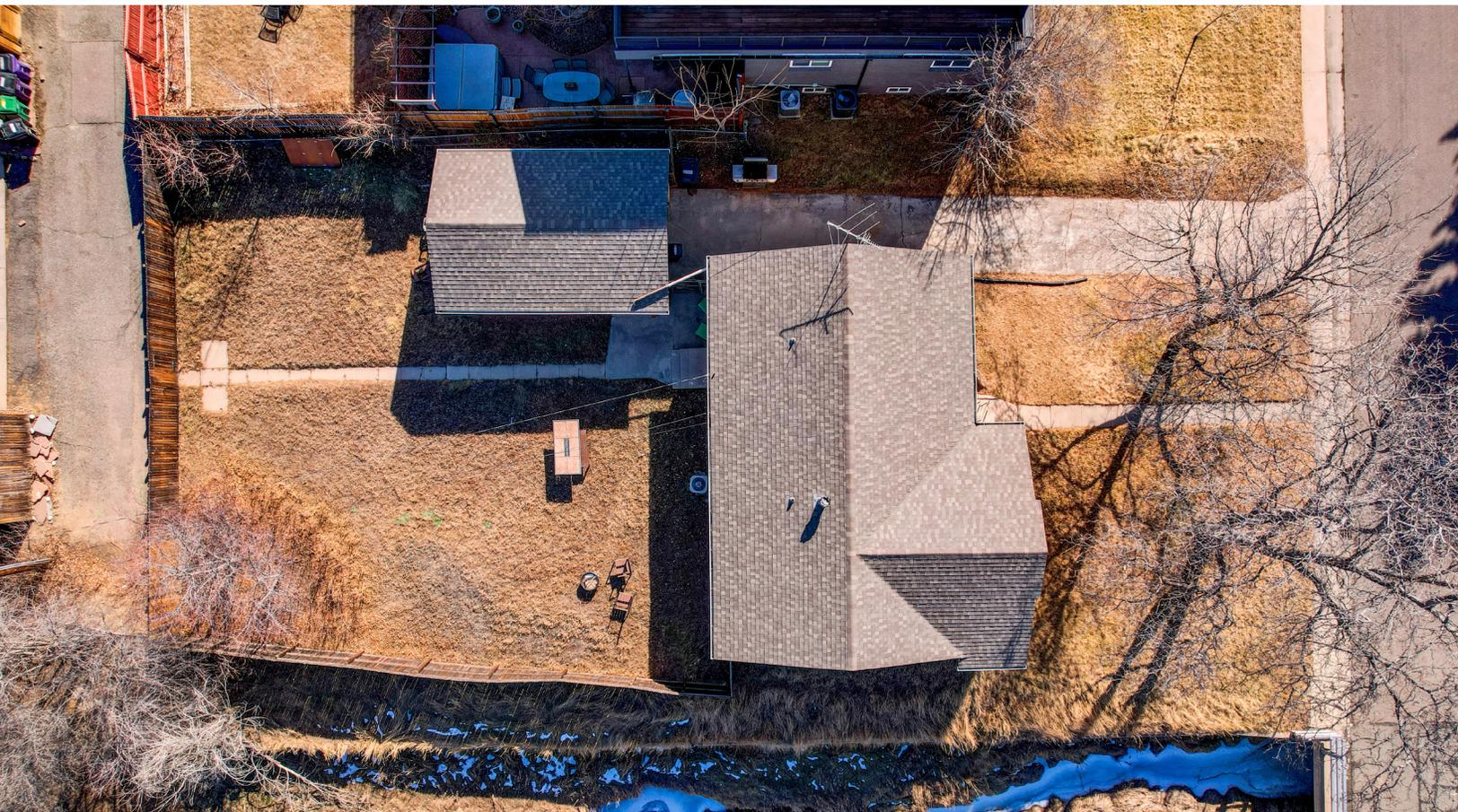
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