

FOR SALE - PRICED AT \$4,250,000

1440 - 1450 MARION STREET DENVER CO 80218



Historic Apartment Building for Sale

Nestled in the vibrant heart of Denver's Capitol Hill, this meticulously preserved historic apartment building features a brick facade, adorned with intricate architectural details. Its 17 unique units offer a modern urban lifestyle featuring a charming mix of studios, one-bedroom, and two-bedroom apartments that provide diverse living spaces.

Step outside, and you're immersed in the pulse of Denver. A leisurely stroll or a quick bike ride lead to eclectic restaurants, trendy cafes, and lush green parks, making this location an urban dweller's dream. The building's prime location places you at the epicenter of Capitol Hill's cultural scene, where historic charm meets contemporary convenience. This historic gem offers not just an incredible location, but a tremendous amount of upside potential.

Property Features

- ✓ Building Size: 14,503 SF
- ✓ Lot Size: .29 AC
- ✓ 3 Stories
- ✓ 17 Units
- ✓ Built in 1902
- ✓ On Street Parking + Garages Available

Contact



☎ 303-765-4344

✉ john@denverofficespace.com

APARTMENT BUILDING FOR SALE

Prime Location in
Denver's Capitol Hill
Neighborhood



FEATURES & BENEFITS:

- Incredible Urban Location
- Along the Colfax Corridor
- Tremendous Upside Potential
- Rare Legacy Asset
- Value-Add Opportunity



WALK SCORE®
Walker's Paradise (92)

Walk to Cheesman Park, numerous
restaurants, bars, music venues & shops



BIKE SCORE®
Biker's Paradise (94)

Bike to City Park, Downtown, Coors
Field, Denver Zoo, museums



Re-Development



Art on the Ave.



Streetscaping



Festivals



1440 - 1450 MARION STREET UNIT MIX

**Studio
Apartment**

4

**One Bedroom
Apartment**

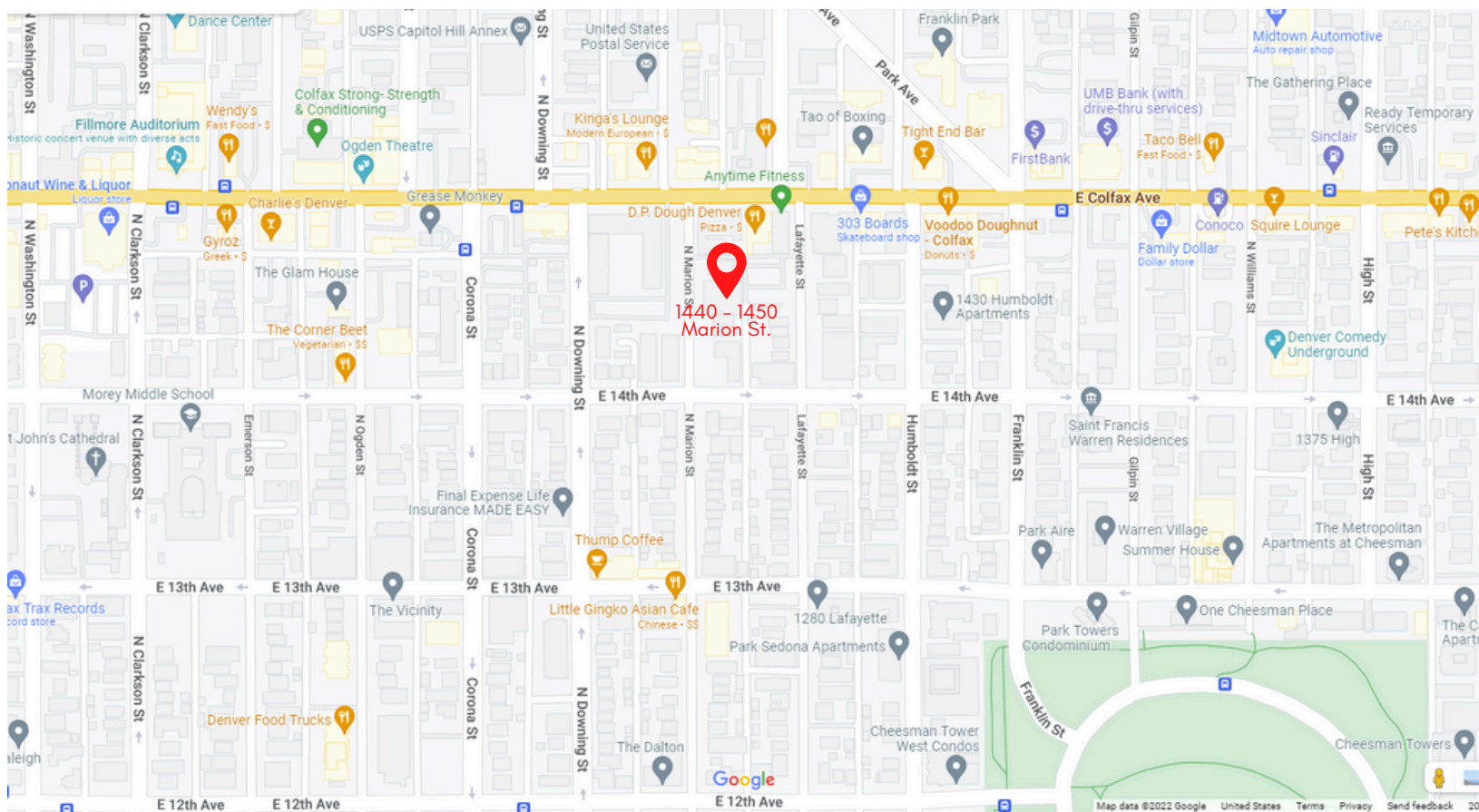
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**One Bedroom
Apartment w/Balcony**

4

**Two Bedroom
Apartment w/Balcony**

4



Contact: John Fairbairn. john@denverofficespace.com . 303-765-4344



PRICED AT \$4,250,000

Rents	\$ 258,000
Taxes 2023	\$ 24,000
Management	\$ 24,000
Gas	\$ 24,000
Water	\$ 6,000
Annual Repairs	\$ 24,000
Insurance	\$ 8,000
Trash	\$ 2,040
Electrical	\$ 2,400

TOTAL EXPENSES	\$ 124,440
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NET INCOME	\$ 133,560
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