

1515

RACE ST

DENVER, CO 80206

~~\$2,600,000~~ **\$2,300,000**
SALE PRICE

6,948 SF
BLDG SIZE



CAPITOL HILL COMMERCIAL PROPERTY - HISTORIC OFFICE MANSION



G-RO-3 ZONING

VIEW FULL ZONING CODE HERE:

https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/D2C/Denver_Zoning_Code_Article6_General_Urban.pdf

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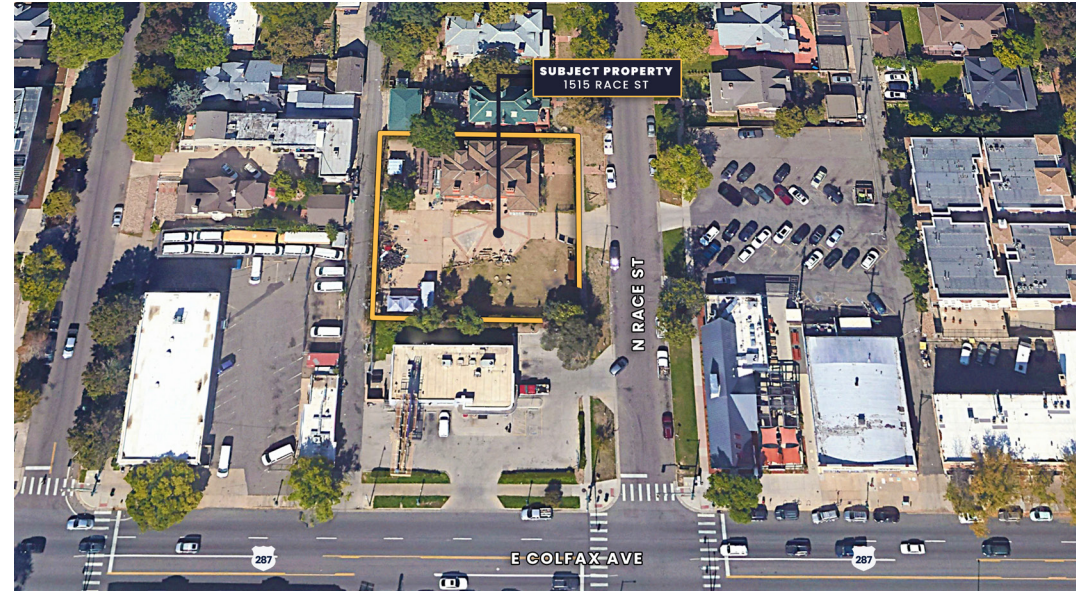
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PROPERTY SUMMARY

Address:	1515 Race St Denver, CO 80206
Sale Price:	\$2,300,000 (\$331/SF)
Year Built:	1893
County:	Denver
Building Size:	6,948 SF (TO BE VERIFIED BY BUYER)
Land Size:	18,287 SF (0.42 AC)
Taxes (2022):	\$22,647 (CURRENT OWNER IS TAX EXEMPT)
Property Type:	Creative Use / Office
Stories:	Three (3)
Tenancy:	Single / Multi
Zoning:	G-RO-3



PROPERTY HIGHLIGHTS

- ⌘ Historic Significance – Originally Built on Pennsylvania Street In 1893 By John Milheim (Founded One of Denver's First Bakeries)
- ⌘ Large Lot Size – Ample Parking
- ⌘ Prominent Trade Area – Located Right off East Colfax
- ⌘ Perfect For Office Users, Daycare, Educational Groups, & Group Living Communities

EXTERIOR PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

INTERIOR PHOTOS



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