

# 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/648/documents/Zoning/DZC/Denver\\_Zoning\\_Code\\_Article6\\_General\\_Urban.pdf](https://www.denvergov.org/content/dam/denvergov/Portals/648/documents/Zoning/DZC/Denver_Zoning_Code_Article6_General_Urban.pdf)

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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

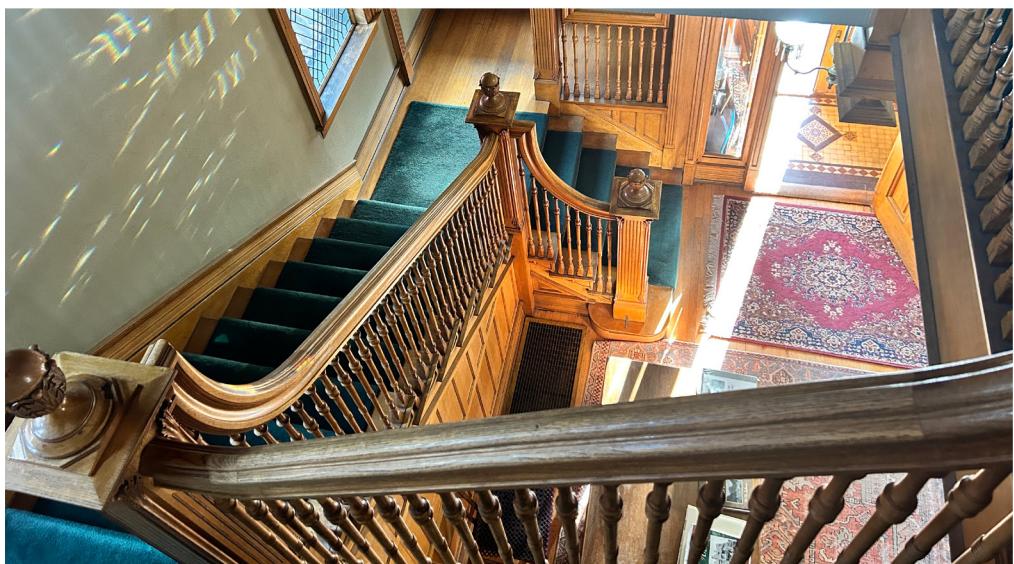
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# EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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