

# 4258

Tennyson St  
Denver, CO 80212

- 5,384 SF MIXED USE PROJECT
- 4 UNITS
- 2 RESIDENTIAL | 2 RETAIL

## PRICE REDUCED!



FOR SALE | ~~\$3,250,000~~ ~~\$2,950,000~~ ~~\$2,750,000~~ **\$2,690,000** MLS # 2131595

FOR MORE INFORMATION:

### GREG KNOTT

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A rare opportunity to own a mixed-use property in the heart of Denver's sought-after Tennyson Street. This versatile offering includes two residential units and two ground-floor retail condos, providing an ideal blend of modern living and prime retail space in one of Berkeley's most vibrant corridors.

Unit 101 is a spacious 3-bed, 2.5-bath residence featuring an open floor plan, a sunken living room, a luxurious primary suite with a his-and-hers shower and two walk-in closets, in-unit laundry, a fenced backyard, and two second-story balconies. Unit 104 is a 1-bed, 1-bath home with an open-concept design, a dedicated office nook, a large walk-in closet, and a west-facing balcony. Both residential units include garage parking.

The retail component includes Units 102 (604 SF) and 103 (899 SF), currently combined into a 1,503 SF space but easily demised into two separate units, each with its own bathroom. The property also includes three additional deeded off-street parking spaces, perfect for employees or customers—an invaluable feature on bustling Tennyson Street.

With a prime location surrounded by popular shops, restaurants, and entertainment, this property presents an exceptional opportunity for both investors and owner-users.

### UNIT 101

3 Bed, 2.5 Bath – 2,726 SF,  
Yard & 2 Garage Parking  
Spaces

### UNIT 102

604 SF Retail Condo  
(currently combined with  
103)

### UNIT 103

899 SF Retail Condo  
(currently combined with  
102)

### UNIT 104

1 Bed 1 Bath – 1,157 SF & 1  
Garage Parking Space

3 Additional Deeded Off  
Street Parking Spaces



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All information deemed reliable but  
not guaranteed and should be in-  
dependently verified



# 4258

Tennyson St, Unit 101  
Denver, CO 80212



**3 BED, 2.5 BATH**

**2,726 SF**

#### PROPERTY OVERVIEW

This unique property features an open floor plan with a spacious kitchen, wide-open seating area, and a sunken living room. The primary suite boasts a luxurious his-and-hers shower and two walk-in closets. Enjoy the convenience of in-unit laundry, plus outdoor living with a private fenced yard and two second-story balconies. Recent upgrades include a new roof, swamp coolers, hardwood floors, and a fully remodeled primary bath. Just steps from vibrant shops, bars, and restaurants in Denver's Berkeley neighborhood.

#### PROPERTY HIGHLIGHTS

- 2 story Open Floor plan
- His/Hers Shower and 2 walk in closets
- Backyard AND 2 second story balconies
- 2 Car Garage

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Denver, CO 80212





# 4258

Tennyson St, Unit 104  
Denver, CO 80212



**1 BED, 1 BATH**

**1,157 SF**

#### PROPERTY OVERVIEW

This 1-bedroom, 1-bath unit features an open-concept layout that maximizes space and natural light. Enjoy ample storage, a dedicated office nook for work-from-home days, and a spacious bathroom with a soaking tub, shower, and walk-in closet. The separate laundry room includes a full-size washer and dryer, while the gas fireplace keeps you cozy all winter. Just steps from Tennyson Street's trendy cafés, boutiques, and cultural hotspots, this is urban living at its best!

#### PROPERTY HIGHLIGHTS

- Open floorplan
- Walk in closet
- Separate shower and bathtub
- West facing balcony
- In unit laundry

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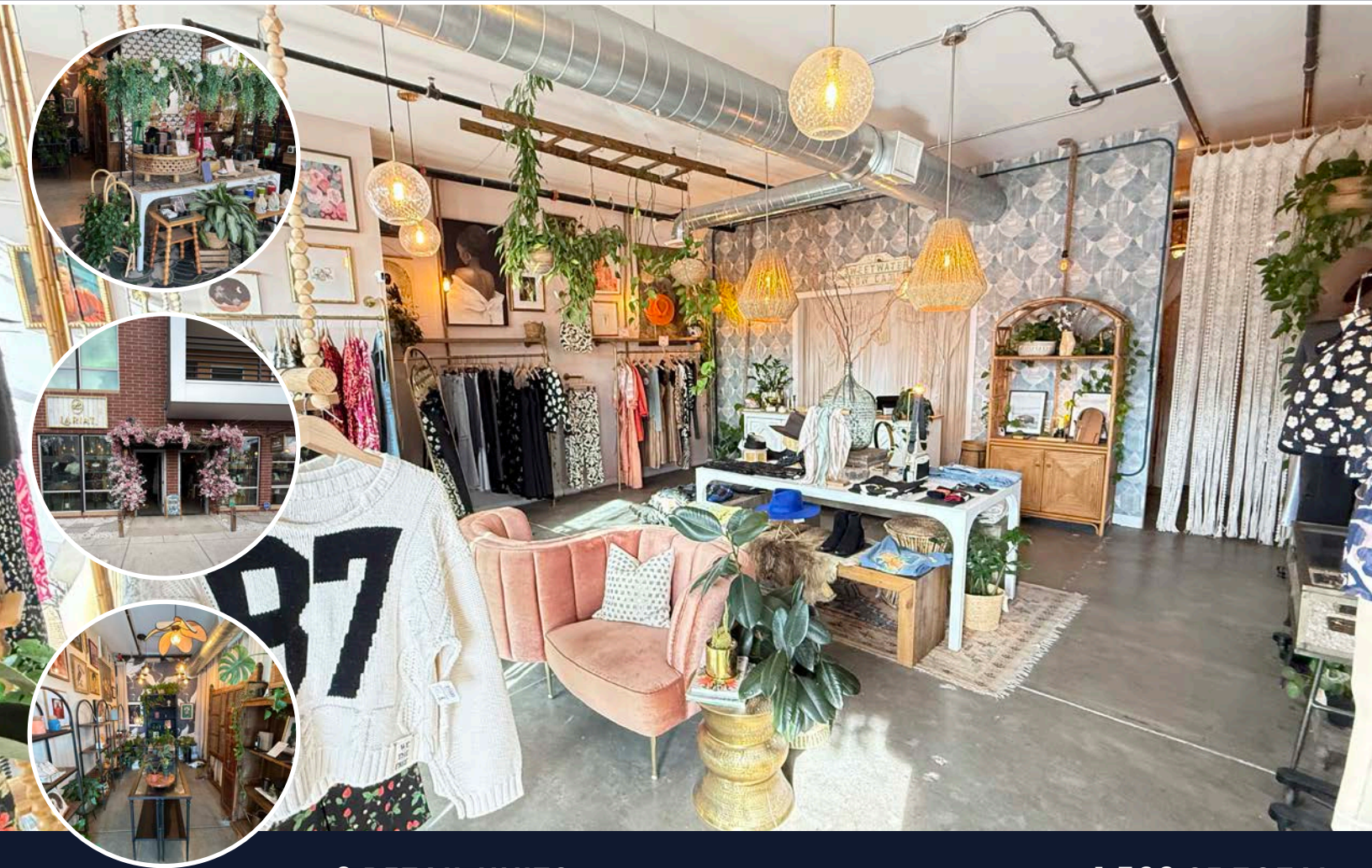
Tennyson St, Unit 104  
Denver, CO 80212





# 4258

Tennyson St, Unit 102 & 103  
Denver, CO 80212



**2 RETAIL UNITS**

**1,503 SF TOTAL**

#### PROPERTY OVERVIEW

Prime retail space available on Denver's sought-after Tennyson Street, a vibrant hub of boutique shops, restaurants, and local businesses in the heart of Berkeley. This ground-floor offering includes Unit 102 (604 SF) and Unit 103 (899 SF), currently combined but easily divisible into two separate spaces, each with its own bathroom. The property also includes three off-street parking spaces, ideal for employees—an invaluable perk in this high-traffic area.

#### PROPERTY HIGHLIGHTS

- Currently one 1,503 SF unit
- Easily Demised back to 2 units
- Ground floor retail, in the heart of Tennyson St.
- Off Street Parking Available

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