



Single Family



2520 SQFT



5 Beds



3/1 Baths



2 Car

## PROPERTY DETAILS

Fantastic Opportunity for Investor or Future Homeowner! This nicely-sized 5BR/4BA ranch is perfectly positioned just south of the great shops and restaurants at Lowry and near George Washington HS. Great parks, trails, golf and the Cherry Creek shopping district are just minutes away. This home has 4BRs on the main level and the home is designed specifically to aid those requiring accessible access. No HOA! Current tenants are leased until May 2026. Rental rates are low and have great upside. Lease also stipulates tenants are responsible for all maintenance issues. This home needs TLC and is priced accordingly - neighboring comps show the potential. Newer roof, hot water heater, flooring, garage doors and kitchen cabinets! Brand new \$30K sewer line. INVESTORS: this home can be acquired individually or as a package with three other rentals in Arvada/Wheat Ridge. Please inquire. HOMEOWNERS: continue to collect rent and avoid maintenance hassles while you make your plans and initiate property improvements. This is a great opportunity for either an investor looking to bolster a portfolio or future homeowner who can move next spring and benefit from the current lease. Inspection report available upon request.



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