MSC REAL ESTATE ADVISORS

25 East Dakota Avenue
Denver, CO 80209

COMMUNITY: SOUTH BROADWAY - WEST WASH PARK

PRICE $745,000





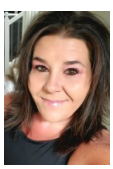





Single Family | 1941 SQFT | 0/2 Baths | 1 Car | 0.05 Acre

PROPERTY DETAILS

Price Improvement on this charming 2-Story Victorian in Denver's sought-after Washington Park West/South Broadway area. With U-MS-3 mixed-use zoning, it's perfect for retail, office, or live/work opportunities. Built in 1896, the property features a covered front porch and a spacious main floor ideal for boutiques or collaborative workspaces, plus a main-level bathroom. The second floor has three private offices and a second bathroom, suitable for professional services or residential conversion. The basement offers storage, and the fenced backyard adds outdoor space. Currently generating $2,500 monthly in rental income, plus an additional $500 potential from a rented garage. Updates include boiler, A/C, roofing, and siding. Close to shops and Washington Park, this property is a prime investment in a vibrant neighborhood.



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25 East Dakota Avenue, Denver, CO 80209 — floorplan_all_0

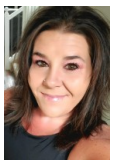


TOTAL: 1420 sq. ft
Basement: 0 sq. ft, 1st floor: 755 sq. ft, 2nd floor: 665 sq. ft
EXCLUDED AREAS: BASEMENT: 303 sq. ft, PATIO: 30 sq. ft, PORCH: 100 sq. ft,
WALLS: 157 sq. ft

Floor Plan Created By V1photos.com, Measurements Deamed Highly Reliable But Not Guaranteed.

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Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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