

the  
**LUMBER  
BARON  
INN**

DENVER, CO 80211

**HISTORIC BOUTIQUE INN & EVENT ESTATE OFFERED AT \$2,995,000**

ZONING IN PLACE | TRANSFERABLE LIQUOR LICENSE | MULTIPLE USE PATHWAYS

2555 W 37TH AVENUE

**CBRE**

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## EXECUTIVE SUMMARY

### The Offering

A rare opportunity to acquire an irreplaceable historic estate situated on a prominent ±0.32-acre corner lot in Denver's Highlands neighborhood. Built in 1890 and meticulously restored, the property offers a distinctive combination of architectural significance, zoning flexibility, and optional operating income.

Currently configured as a boutique bed & breakfast and private event venue, the estate features five guest suites, a grand ballroom, commercial kitchen, landscaped gardens, and a private basement apartment supporting live-work use. Importantly, the offering is best understood as a use-case-driven real estate opportunity, allowing a buyer to select, scale, or reposition operations according to their preferred strategy—whether lifestyle ownership, hospitality operations, private events, or long-term estate holding

Accordingly, valuation should be considered in the context of real estate fundamentals, zoning flexibility, and long-term ownership optionality rather than capitalization of historical operating results.



## EXECUTIVE SUMMARY

### Use-Case Summary

The Lumber Baron Inn & Garden supports multiple ownership and operating strategies. Buyers are encouraged to underwrite the opportunity based on their intended use-case, recognizing that value is driven by real estate fundamentals, zoning flexibility, and optional income rather than a single stabilized operating outcome.

Buyers should evaluate performance expectations within use-specific bands, recognizing that outcomes vary materially based on strategy, execution, and level of owner involvement.



Use-Case	Lifestyle Owner-Operator	Event-Focused Operator	Private Estate / Repositioning
<b>Buyer Profile</b>	Lifestyle buyer or live-work owner	Experienced hospitality or event operator	UHNW individual or family office
<b>Primary Objective</b>	Quality of life + supplemental income	Revenue and margin expansion	Asset preservation & flexibility
<b>Lodging Use</b>	Primary focus	Supporting role	Optional or eliminated
<b>Event Use</b>	Curated private events	Primary focus (weddings, buyouts, functions)	Episodic or private use only
<b>Operating Intensity</b>	Low to moderate	Moderate to high	Minimal
<b>Revenue Approach</b>	Supplemental / discretionary	Program-driven	Optional / incidental
<b>Primary Value Drivers</b>	Lifestyle, zoning, optional income	Entitlements, liquor license, infrastructure	Land value, irreplaceability, zoning
<b>Underwriting Focus</b>	Cash neutrality & optionality	Execution and operational discipline	Long-term real estate fundamentals

## Investment Highlights



**Irreplaceable Historic Estate** Restored 1890 Victorian on a prominent ±0.32-acre corner lot in Denver's Highlands; scale, character, and zoning cannot be recreated.



**Use-Case Ownership Optionality** Flexible ownership paths including lifestyle use, boutique hospitality, private events, live-work residence, or long-term estate holding.



**Zoning & Liquor License in Place** Entitlements allow lodging, events, and paid social activities; transferable cabaret liquor license included.



**Event-Ready Improvements** Five guest suites, third-level ballroom, commercial kitchen, landscaped event gardens, and private basement apartment.



**Real Estate—First Value Proposition** Value driven by land, historic improvements, zoning flexibility, and long-term optionality—not stabilized cash flow.



**Prime Highlands Location** Minutes from Downtown Denver in a walkable, historic neighborhood with sustained demand and reinvestment.



**Demonstrated Demand** Historical operations confirm market demand for lodging and private events, with future performance dependent on selected use-case and execution.



Offered at \$2,995,000



*Situated on a ±0.32-acre corner lot, the property features five guest suites with private baths and multiple interior and exterior hospitality spaces, including a commercial kitchen designed to support private dining and events.*

## PROPERTY DESCRIPTION

### Property Overview

<b>Property</b>	The Lumber Baron Inn & Gardens
<b>Address</b>	2555 W 37th Avenue Denver, CO 80211
<b>Neighborhood/Submarket</b>	Denver Highlands
<b>Property Type</b>	Historic Estate with Lodging & Event Improvements
<b>Building Size</b>	±9,700 SF
<b>Site Size</b>	±0.32-Acre Corner Lot
<b>Year Built</b>	1890
<b>Zoning</b>	PUD – Lodging, events, paid social activities permitted
<b>Improvements</b>	Five guest suites, ballroom, commercial kitchen, event gardens, private apartment
<b>Licenses</b>	Transferable cabaret liquor license
<b>Use Optionality</b>	Lifestyle estate, hospitality, events, live-work, long-term hold





## Own a Piece of History: A Premier Event Venue & Bed and Breakfast near Downtown Denver

The Lumber Baron Inn & Gardens is a landmark Victorian estate constructed in 1890 and thoughtfully restored, occupying a prominent ±0.32-acre corner lot in Denver's Highlands neighborhood. The property represents an irreplaceable real estate asset supported by zoning and infrastructure that allow for multiple ownership and use strategies.

The estate is currently improved with five guest suites with private baths, a third-level ballroom, a commercial kitchen, landscaped gardens, and multiple interior and exterior entertaining areas. A private basement apartment supports live-work use or on-site

owner occupancy. The existing configuration allows a buyer to continue current uses, selectively scale operations, or reposition the property without significant structural alteration.

Zoning permits paid lodging, private events, and social activities, and a transferable cabaret liquor license is included. These attributes provide meaningful flexibility and long-term optionality.

The property should be evaluated as a use-case-driven real estate opportunity, whether as a lifestyle estate, boutique hospitality or event venue, live-work residence, or long-term legacy holding, rather than a single-track operating business.



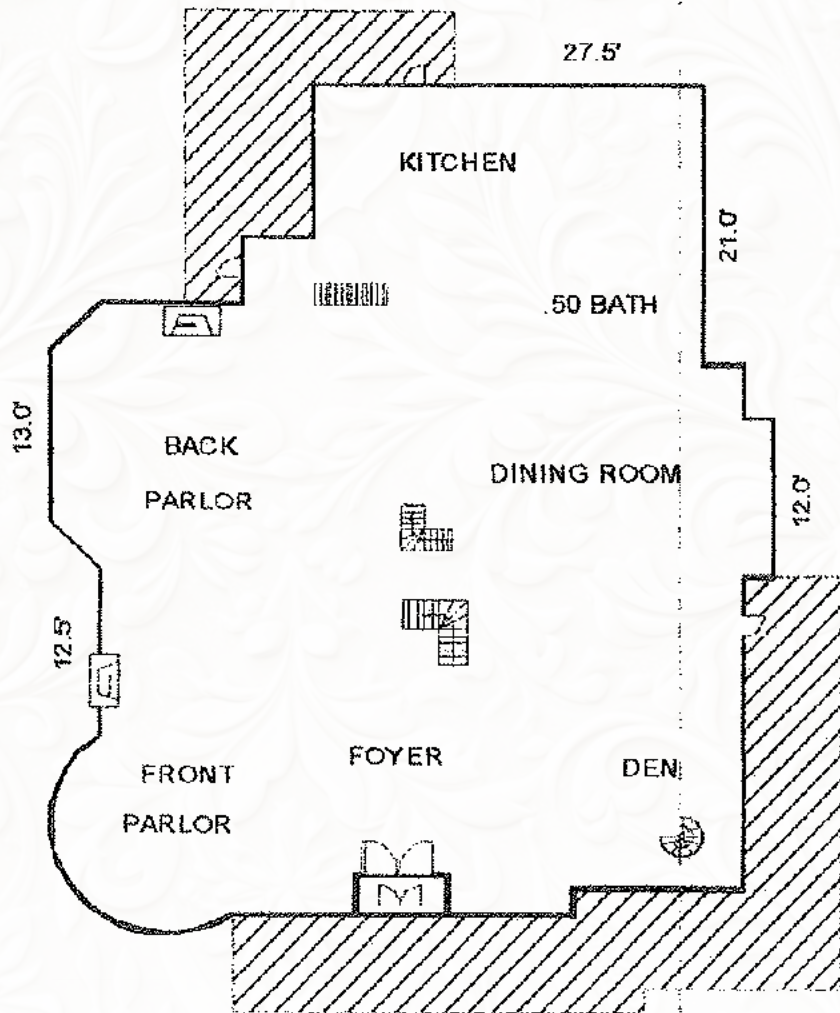
*Opportunities like this are rare: don't miss your chance to own and operate a premier historic destination!*



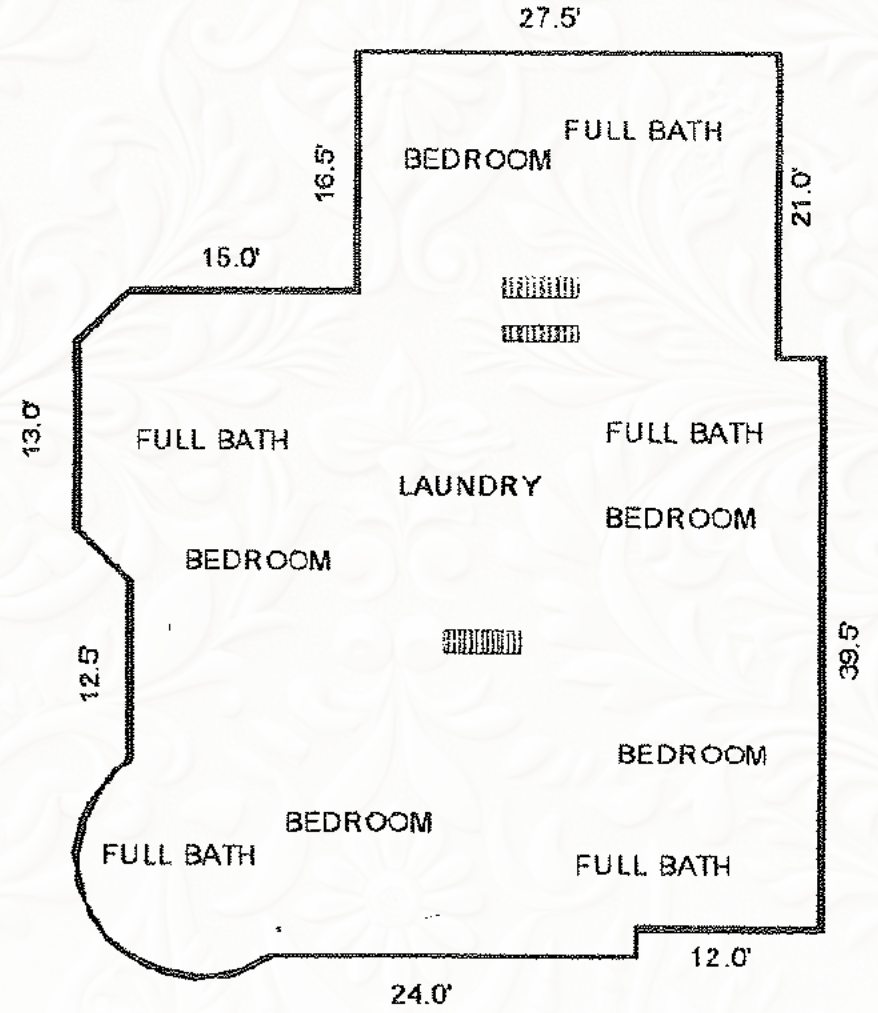


# Floor Plan

MAIN LEVEL

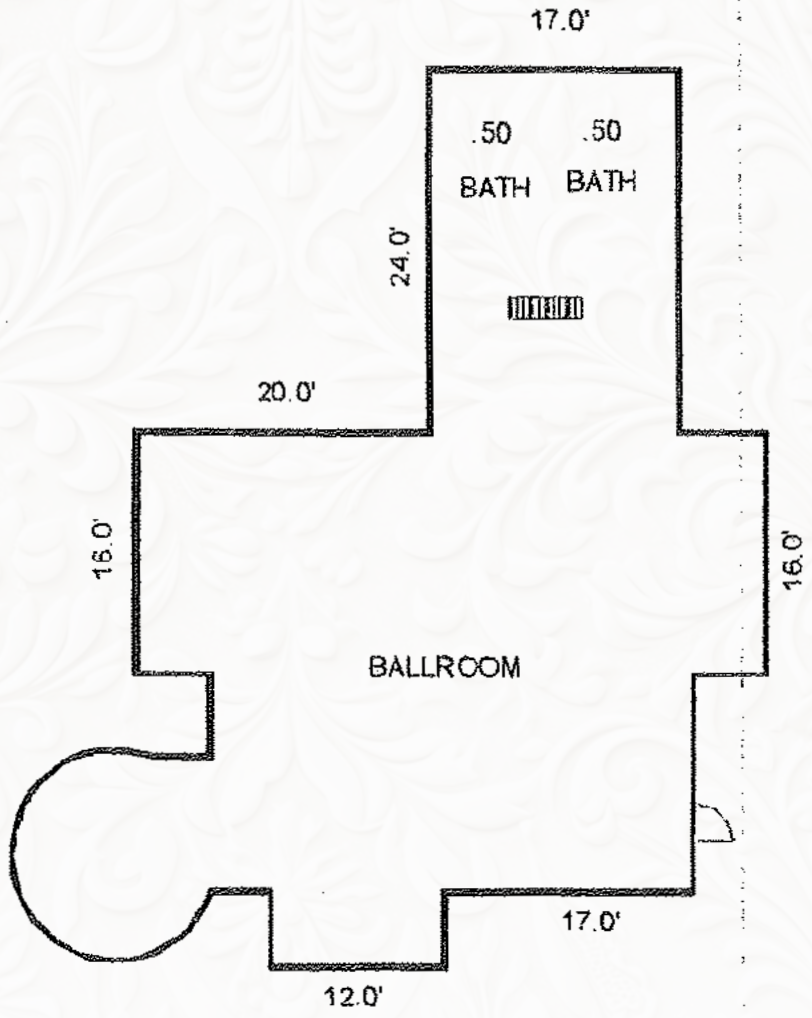


SECOND LEVEL

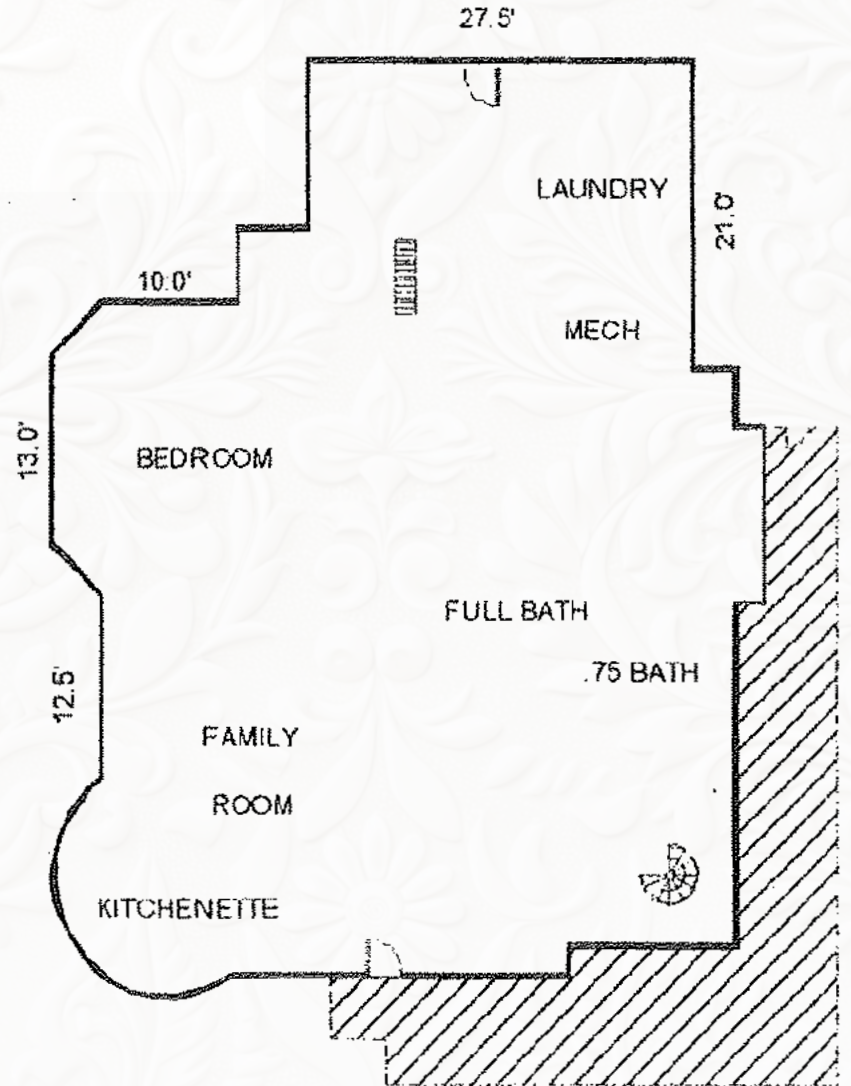


# Floor Plan

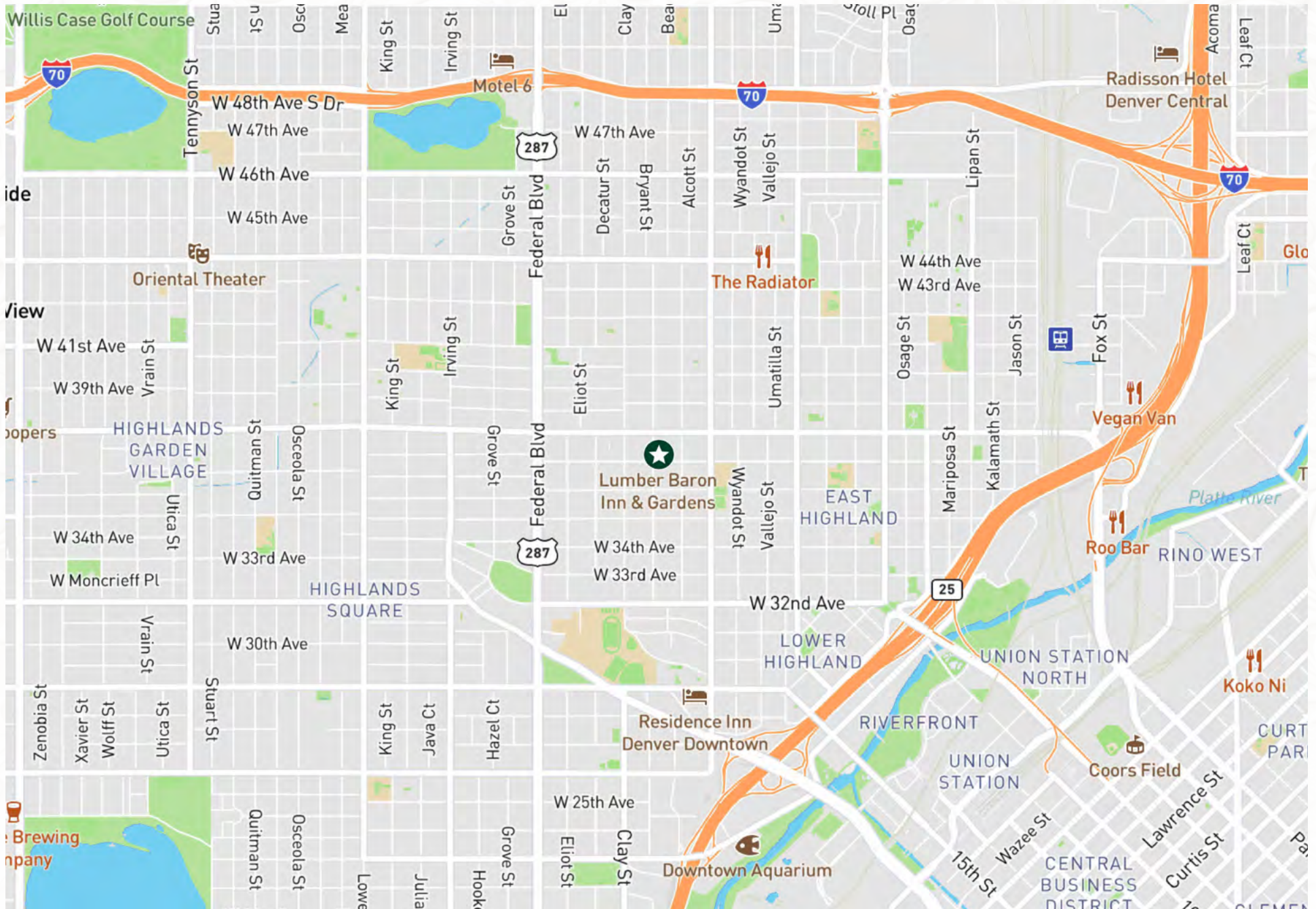
## UPPER LEVEL



## BASEMENT



# NEIGHBORHOOD




## LOCATION OVERVIEW

### Key Location Benefit

Denver Highlands/Potters Field is a historic yet convenient neighborhood to the west of Downtown Denver. Many people choose to live in this convenient location and charming neighborhood. There are mature trees and plenty of historic homes but the area has seen lots of apartment and townhome development in recent years. There is a plethora of charming shops and restaurants, all within walking distance.





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