

1670 YORK ST DENVER, CO 80206

\$1,490,000

OFFICE BUILDING FOR SALE



PREPARED BY:

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PROPERTY SUMMARY

1670 YORK ST



PROPERTY DESCRIPTION

This beautifully renovated 4,932 SF standalone office building, originally built in 1920 and renovated in 2019, seamlessly blends historic charm with modern functionality. Featuring 10 spacious offices, 2 well-appointed conference rooms, and updated finishes throughout, this property is ideal for a professional business seeking character and efficiency. With its unique architecture and turnkey upgrades, it offers both prestige and practicality in a prime location. Perfect for businesses looking to own a timeless, yet modern workspace.

PROPERTY HIGHLIGHTS

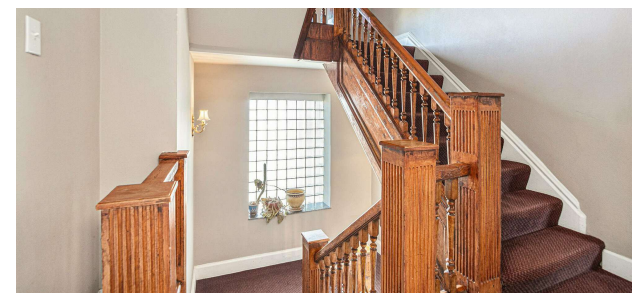
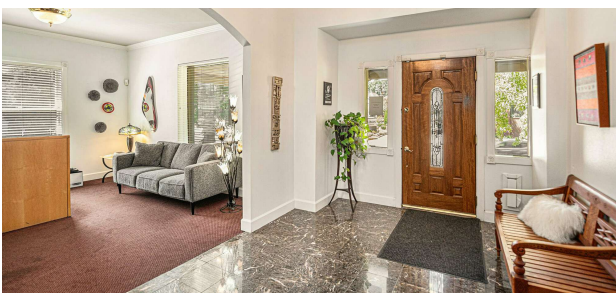
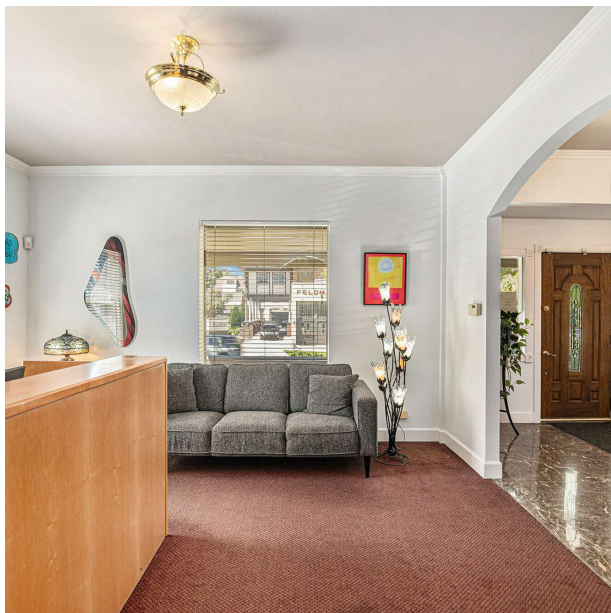
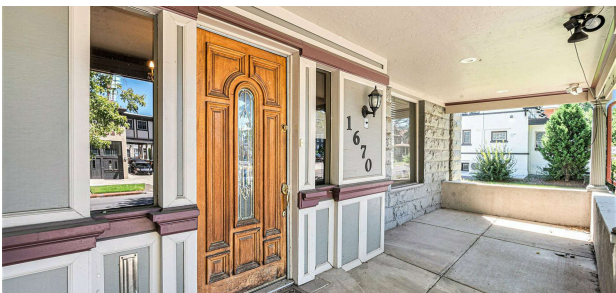
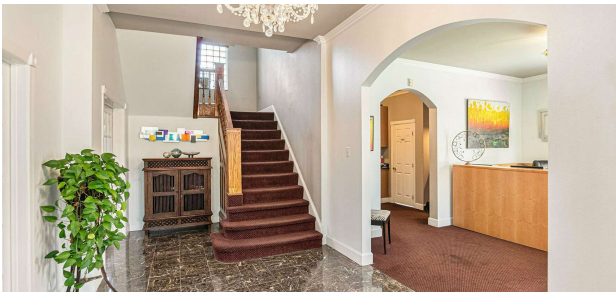
- 3 story office building located at Josephine St & E 17th Ave
- Nestled in vibrant City Park West neighborhood
- Near City Park & Cheesman Park
- Walking distance to multiple restaurants and retailers
- 10 total offices with 4 on the 2nd floor and 6 smaller offices on the 3rd floor
- Conveniently located 10 minutes from Downtown Denver

OFFERING SUMMARY

Sale Price:	\$1,490,000
Building Size:	4,932 SF
Price/SF:	\$302/SF
Lot Size:	10,100 SF (.23 AC)
Year Built Renovated:	1920 2019
Zoning (Denver):	C-MX-5
Parking:	10 surface parking
Property Taxes (2023):	\$24,363
Offices:	10 total (4 large & 6 small)
Conference Rooms:	2 total (6 person & 12 person)
Basement:	Storage
Restrooms:	3 restrooms; one on each floor

INTERIOR PHOTOS

1670 YORK ST



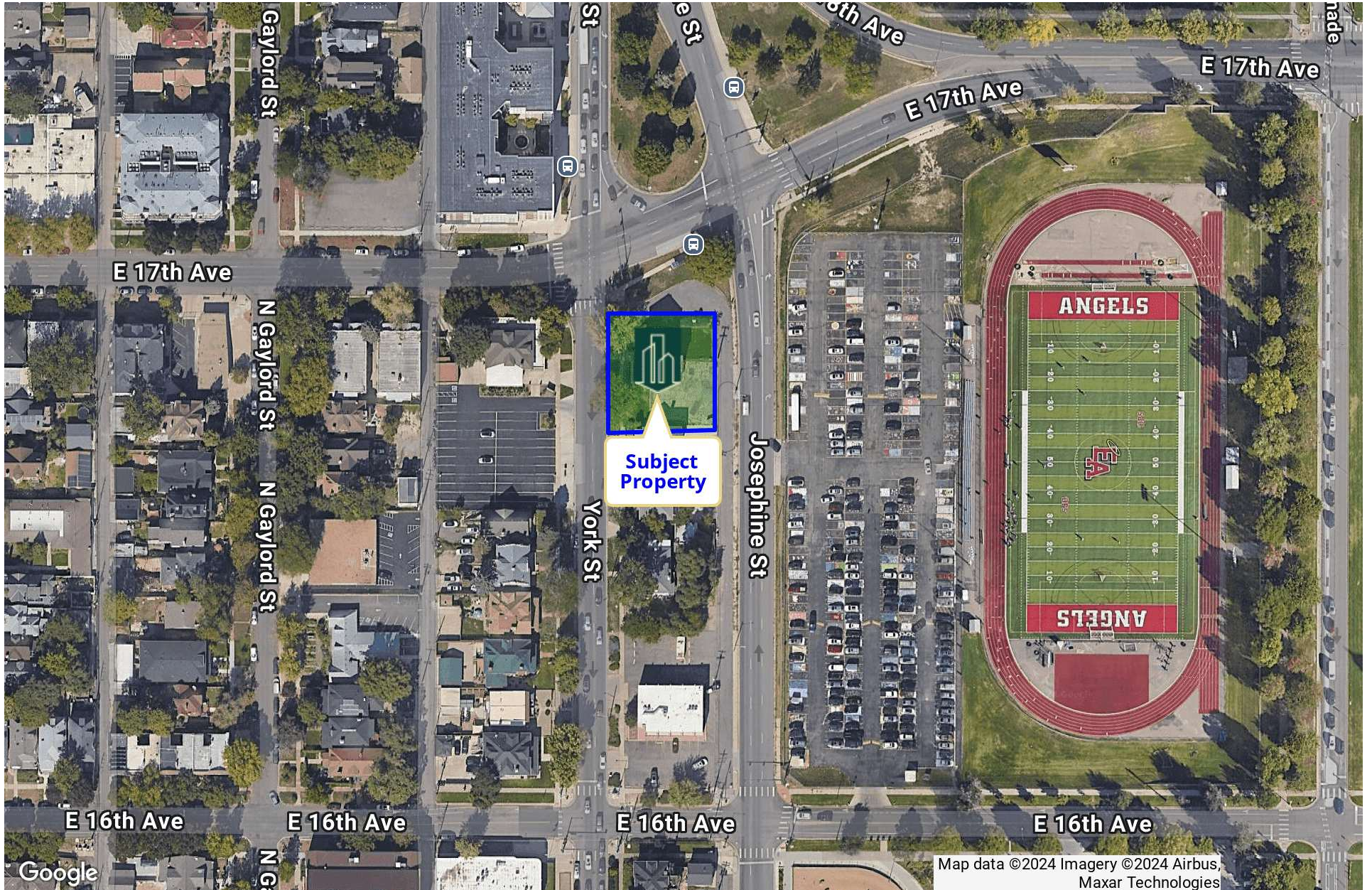
RETAILER MAP

1670 YORK ST



AERIAL MAP

1670 YORK ST



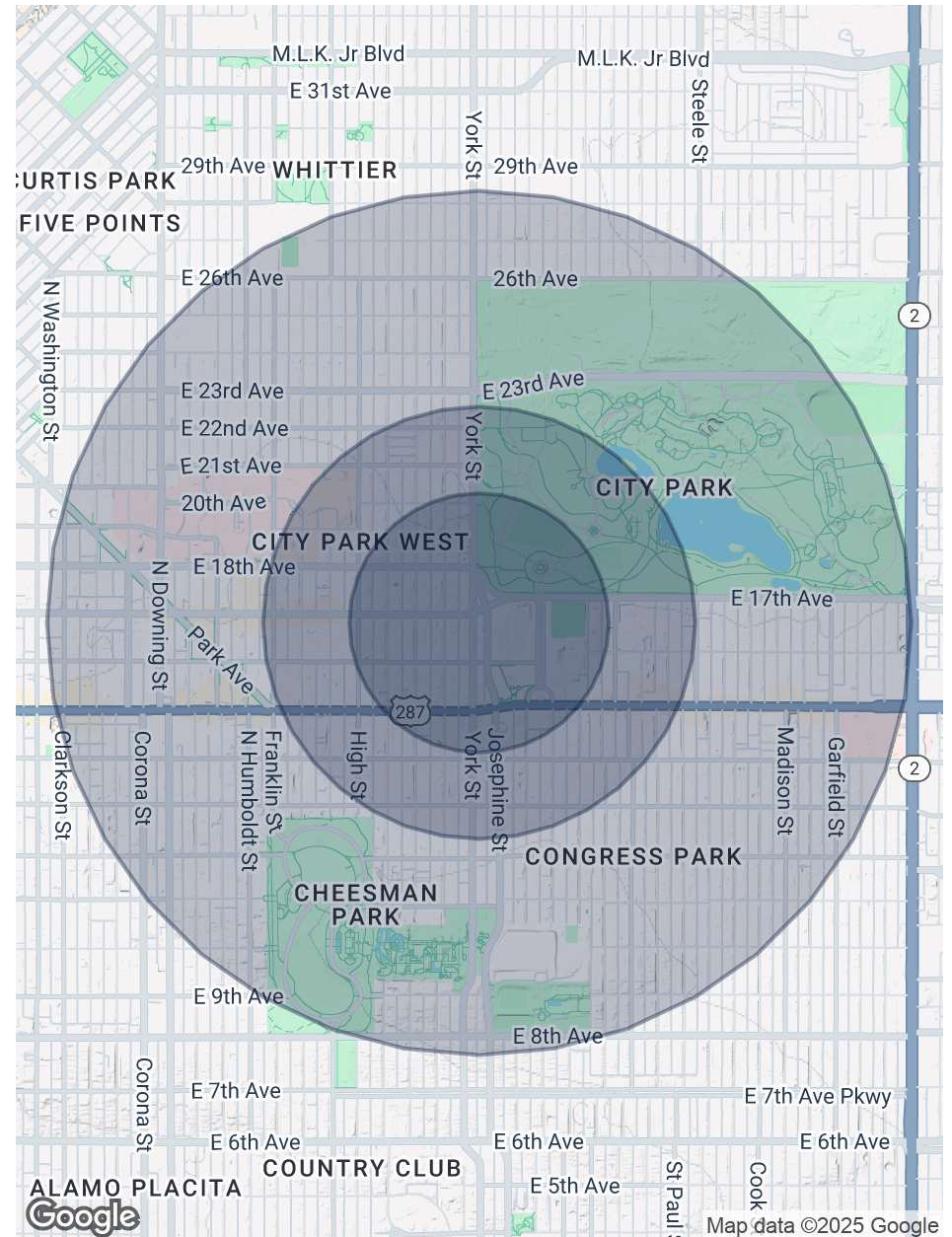
DEMOGRAPHICS MAP & REPORT

1670 YORK ST

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,780	9,096	31,685
Average Age	38	39	39
Average Age (Male)	39	40	40
Average Age (Female)	38	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,085	5,472	18,174
# of Persons per HH	1.6	1.7	1.7
Average HH Income	\$120,282	\$115,065	\$123,287
Average House Value	\$1,000,923	\$953,052	\$911,821

Demographics data derived from AlphaMap



DISCLAIMER

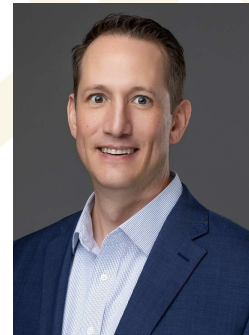
This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which

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For more information about this building, contact:

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