

1028 Park Ave

1028 Park Avenue Denver, CO 80218



FOR SALE

Sam Knox
720.440.1975
s.knox@bellstreet.com


BellStreet

The brokerage makes no representations or warranties regarding accuracy or completeness. All parties should verify independently. No liability is assumed for errors, omissions, or disc

For Sale

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Property Description

Introducing a prime investment opportunity in the heart of downtown Denver, CO. This historic 7,411 SF building, built in 1910, offers timeless charm alongside modern functionality, ideally suited for office space or an office building. Zoned D-AS-12+, the property features flexible mixed-use zoning. Its strategic location provides easy access to the city's amenities and business hubs. With a rich heritage and architectural character, this property is poised to captivate investors looking for a distinguished asset in the thriving Denver market. Explore the possibilities and position yourself at the forefront of Denver's commercial real estate landscape with this exceptional property.

Property Highlights

- Mixed-Use Building
- Zoned D-AS-12+
- Prime Denver location
- Versatile potential for development

Offering Summary

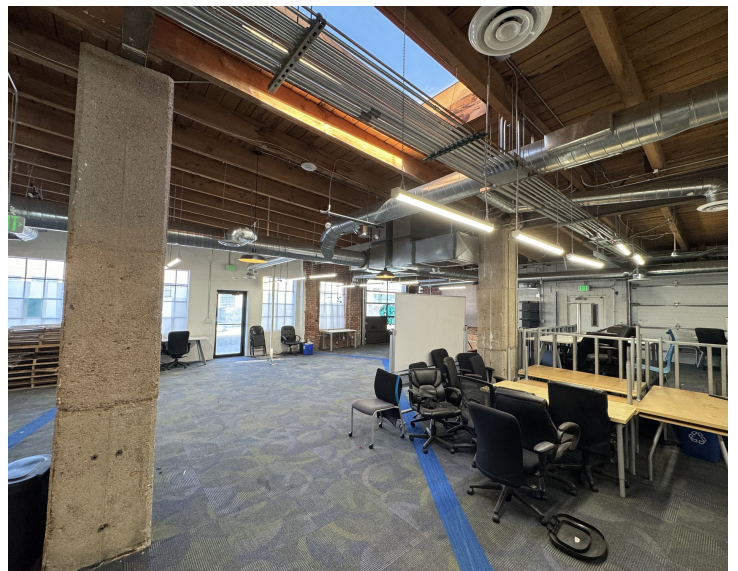
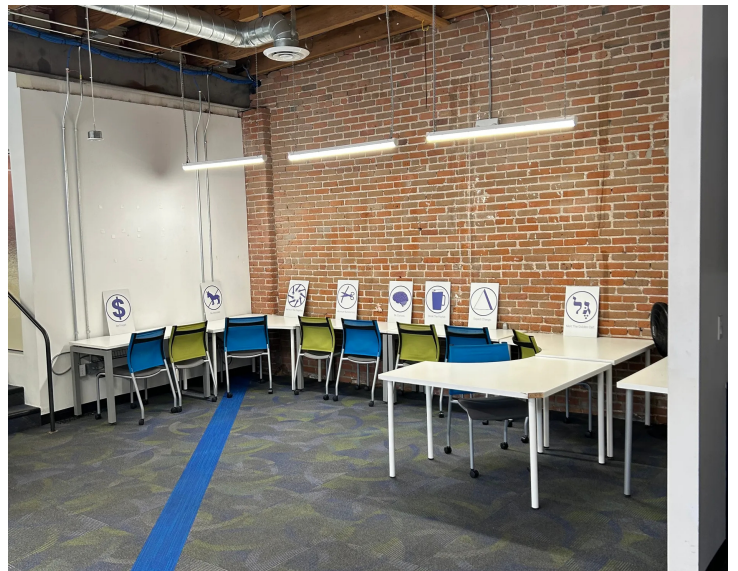
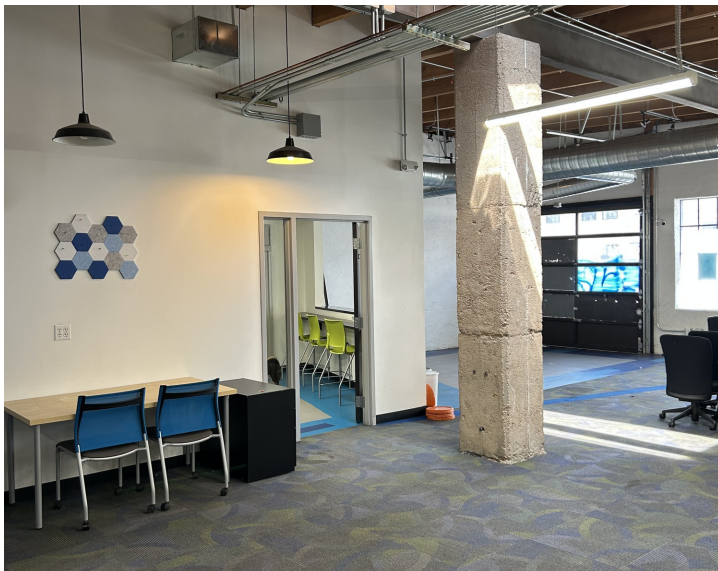
Sale Price:	\$1,975,000
Lot Size:	7,511 SF
Building Size:	7,411 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,951	8,117	27,362
Total Population	3,220	12,947	43,933
Average HH Income	\$97,603	\$111,329	\$130,527

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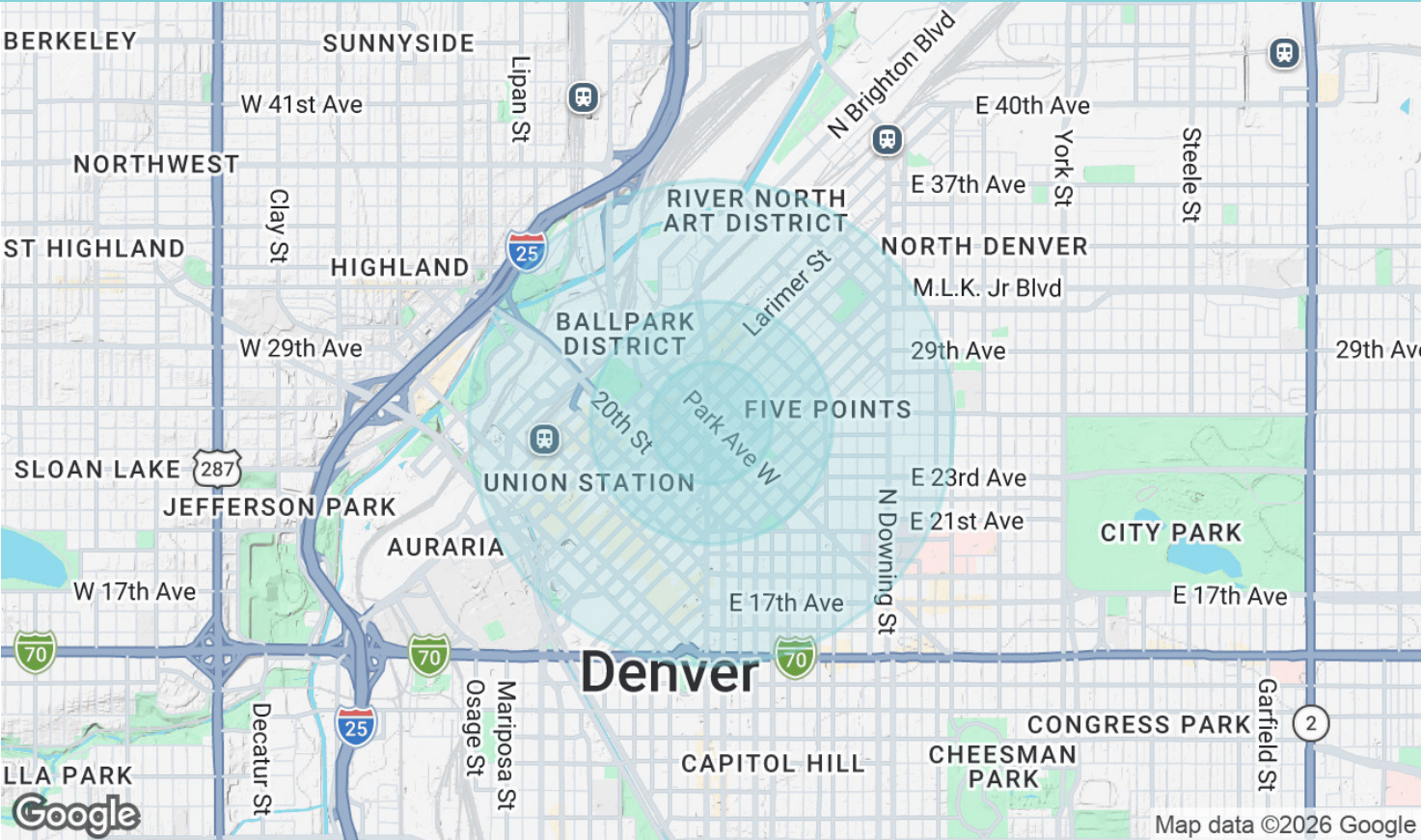
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	3,220	12,947	43,933
Average Age	34.4	34.5	35.2
Average Age (Male)	40.3	35.9	35.5
Average Age (Female)	32.1	32.4	34.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,951	8,117	27,362
# of Persons per HH	1.7	1.6	1.6
Average HH Income	\$97,603	\$111,329	\$130,527
Average House Value	\$591,889	\$581,606	\$641,011

2023 American Community Survey (ACS)

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Associate Advisor

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Direct: **720.440.1975**

BellStreet
1415 Park Ave W
Denver, CO 80205
303.731.5800