



# 2150 CURTIS ST FOR SALE

# \$1,980,000



## 2 STORY-MIXED USE

Denver is one of those cities where you can find the new and old mixed together. This 2-story, mixed-use building is currently being used as a live/work space with residential above retail. Nestled in between historic downtown Denver and the modern business district, it's home to both historic charm and modern convenience. This approximately 4000 SF building, with abundant natural light, and a 2 car attached garage has been smartly renovated, paying homage to the building's history. with refinished floors, repointed brick, updated plumbing, updated electrical, and updated HVAC. The current setup, with recent upgrades inclusive of 2 floors, is perfect for unique living, retail, co-working space, hip office space, Airbnb, and the ability to build a 3rd floor with a rooftop deck or garden and more!



Zoned as  
D-AS-12+



2 Car Garage



Approximately  
4000 SF  
(including garage)



High  
Walkability



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## ADDITIONAL OPPORTUNITY

### 2185 BROADWAY ST

Opportunity to purchase 2185 Broadway St.

\*Must be sold with Curtis St.

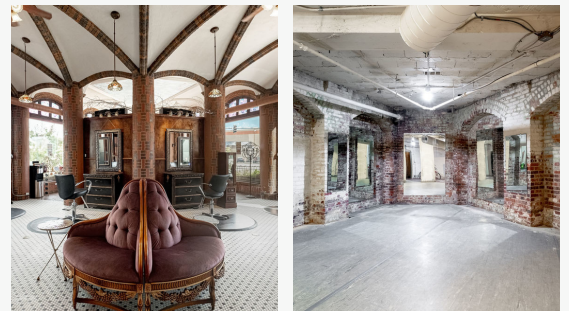
Properties are side by side and share an entrance off Curtis St. Currently the main floor is leased through 2024. The upstairs is available to lease, and the usable spacious basement is vacant. The building has a rich history, dating back to 1925, you can even find a tunnel in the basement leading to the belly of downtown Denver. The brickwork is exquisite and the interior has been lovingly maintained. A true piece of art!

Contact Ellen with questions, info below.

✓ Zoned as  
D-AS-12+

✓ Approximately  
6200 SF

presented and co-listed by:



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