



FOR SALE

**1570 N. SAINT
PAUL STREET
DENVER CO.**

**MULTI-
FAMILY**

\$1,925,000



CURRENT CAP RATE: 5.30%

BUILDING SIZE: 5 UNITS

CURRENT OCCUPANCY: 100%

ABOUT THE PROPERTY

This 2-story, turn of the century multi family home in the City Park neighborhood, has been converted and remodeled top to bottom to include a mix of 5 fully leased units. The neighborhood, with quick access to City Park, continues to attract tenants.

ELLEN HAFER

Panorama Commercial Group
206.478.5658
Ellen@PCGcre.com

APRIL LEVESQUE

Panorama Commercial Group
720.595.5511
April@PCGcre.com

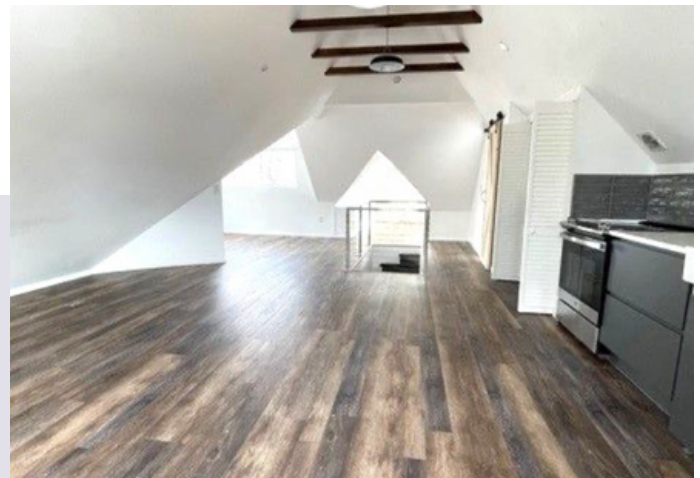


FOR SALE

1570 N. SAINT PAUL STREET



A newly constructed top floor unit offers a large open space style with all the upgrades, including new high end appliances, including a private washer and dryer, and a beautiful large bathroom. The basement offers a full size washer and dryer plus additional storage for each unit. There is parking for each unit. Original wood in the foyer and staircase maintains the charm of the era. Additionally, a xeriscape backyard area with a patio and a dog run are a fantastic low maintenance option for multifamily. Lots of charm remains in this lovely remodel. You can feel the pride the sellers have invested into this home making it immediately ready for its new owner. Location! Location! Location! Walking distance to City Park, bars, restaurants, East High School and easy access to all the amenities the city offers.



ELLEN HAFER

Panorama Commercial Group
206.478.5658
Ellen@PCGcre.com

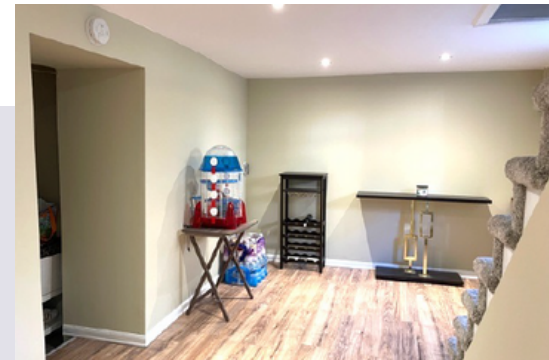
APRIL LEVESQUE

Panorama Commercial Group
720.595.5511
April@PCGcre.com



FOR SALE

1570 N. SAINT PAUL STREET



ELLEN HAFER

Panorama Commercial Group
206.478.5658
Ellen@PCGcre.com

APRIL LEVESQUE

Panorama Commercial Group
720.595.5511
April@PCGcre.com