



25 East Dakota Avenue
Denver, CO 80209

PRICE \$795,000

COMMUNITY: SOUTH BROADWAY - WEST WASH PARK



Single Family



1941 SQFT



0/2 Baths



1 Car



0.05 Acre

PROPERTY DETAILS

Charming 2-Story Victorian in Denver's sought-after Washington Park West/South Broadway area, featuring U-MS-3 mixed-use zoning—perfect for retail, office, or live/work options. Built in 1896, this historic property sits on a 2,280 sq ft lot with a welcoming covered porch. The main floor offers a spacious area for retail or workspace and a bathroom. The second floor includes three private offices and another bathroom, ideal for professional services or potential residential use. The basement provides storage, and the fenced backyard adds functional outdoor space. A detached 1-car garage, currently rented for \$500/month, offers extra income. Well-maintained with updates from 2014-2021, this property is close to South Broadway's shops and Washington Park, making it a prime opportunity for investors or business owners.



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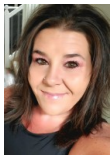


TOTAL: 1420 sq. ft
Basement: 0 sq. ft, 1st floor: 755 sq. ft, 2nd floor: 665 sq. ft
EXCLUDED AREAS: BASEMENT: 303 sq. ft, PATIO: 30 sq. ft, PORCH: 100 sq. ft,
WALLS: 157 sq. ft

Floor Plan Created By V1photos.com. Measurements Deamed Highly Reliable But Not Guaranteed.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



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