

\$285,000 - 2782 W Iliff Ave, Denver

MLS® #2770065

\$285,000

3 Bedroom, 1.00 Bathroom, 1,631 sqft
Residential on 0.45 Acres

Southlawn Gardens, Denver, CO

*****INVESTOR SPECIAL/FIXER**

UPPER***Investors and serious cash buyers
only***

Think of the endless options that await you on this huge 19,400 square foot lot. Zoned S-SU-F1 - Possibly allowing for Accessory Dwelling Units (ADU) secondary to primary dwelling- long term rental, possibly short term rental secondary dwelling, accessory dwelling/rental, etc. Might be able to split the lot but this must be verified by buyer and/or buyer's agent i.e. buyer's representation. **MAIN LEVEL:** Good square footage on the main with 1 bedroom & 1 full bath, living room, dining room and two additional flex-space rooms. **BASEMENT:** Is partially finished with a rec/family room, utility room and two non-conforming bedrooms. Buyer and/or Buyer's Agent to verify finished square footage in the basement.

It's rough- but use your imagination and turn it into anything you'd like! A ton of opportunity awaits on this unique property.... Don't miss out!

Great investment opportunity. Property sold strictly "as is" and with contents in the house, garage, outbuildings and yard (the Seller has the right to take/select/important personal items from the home prior to Closing). Buyer to verify finished square footage in the basement and all other information. All information provided is deemed reliable but is not guaranteed and is required to be independently verified by Buyer and/or Buyer's



Agent.

Check with the City of Denver for the possibility to build an ADU, or other structures that meet your needs. Great investment opportunity!!!

Built in 1939

Essential Information

MLS® #	2770065
Price	\$285,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,631
Acres	0.45
Year Built	1939
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Pending

Community Information

Address	2782 W Iliff Ave
Area	Denver
Subdivision	Southlawn Gardens
City	Denver
County	Denver
State	CO
Zip Code	80219

Amenities

Utilities	Electricity Available
# of Garages	2
Garages	Detached

Interior

Appliances	Refrigerator
------------	--------------

Heating	Forced Air
# of Stories	1
Stories	One

Exterior

Lot Description	Level
Roof	Composition
Construction	Wood/Frame

School Information

District	Denver 1
Elementary	College View
Middle	DSST: College View
High	Abraham Lincoln

Additional Information

Days on Market	31
Zoning	S-SU-F1

Listing Details

Listing Office	Orchard Brokerage LLC
----------------	-----------------------

Information source: Information and Real Estate Services, LLC. Provided for limited non-commercial use only under IRES Rules. © Copyright IRES. Information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed by the MLS.

Listing information last updated on October 31st, 2025 at 8:20am MDT