

\$1,685,000 - 1433 Perry St, Denver

MLS® #3132374

\$1,685,000

12 Bedroom, 4.00 Bathroom, 5,772 sqft

Residential Income on 0.20 Acres

West Colfax, Denver, CO

Calling all INVESTORS!!! CAP RATE of 5.5%!

This investment opportunity is ready to produce income! Several improvements have been completed on this property!

Welcome to this fully updated, classic brick bungalow Quad Plex only 3 blocks from Sloan's Lake! This property features 4 separate large units all complete with in-unit laundry and multiple off street parking spots. These units are all fully occupied and ready to cashflow for an investor. Low Maintenance Landscaping.

4 LARGE Units - 1,466sqft per unit - All 3 beds and 1 bath - 12 Off Street Parking Spaces! - 2 Car Detached Garage - 8,640sqft Lot - Zoned U-RH-2.5 -

Featured Improvements: Brand New Sewer Line, New Egress Windows on both lower-level units, New HVAC (Furnace & A/C), Renovated bathroom Fresh Paint, Newer Appliances, rebuilt chimneys and full building tuck pointing, & New Concrete Walkways!

3 blocks to Sloans Lake and all the breweries and restaurants you could ever need. 1.5 miles to Edgewater Public Market. 2 blocks to the Perry light rail station. 2.5 miles to Downtown Denver Union Station. This is a highly desirable location.

Property is tenant occupied. Do not approach



or disturb the tenants. Reach out directly to the listing agents for access details and the first showing availability.

Built in 1946

Essential Information

MLS® #	3132374
Price	\$1,685,000
Bedrooms	12
Bathrooms	4.00
Square Footage	5,772
Acres	0.20
Year Built	1946
Type	Residential Income
Sub-Type	Income Property
Style	Cottage/Bung, Ranch
Status	Active

Community Information

Address	1433 Perry St
Area	Denver
Subdivision	West Colfax
City	Denver
County	Denver
State	CO
Zip Code	80204

Amenities

# of Garages	2
Garages	Detached

Interior

Heating	Forced Air
Cooling	Central Air
# of Stories	1
Stories	One

Exterior

Lot Description	Level
Roof	Composition
Construction	Brick/Brick Veneer

School Information

District	Denver 1
Elementary	Colfax
Middle	Lake
High	North

Additional Information

Days on Market	36
Zoning	U-RH-2.5

Listing Details

Listing Office	Five Four Real Estate, LLC
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