

# \$775,000 - 4585 E Yale Ave, Denver

MLS® #6562880

**\$775,000**

6 Bedroom, 2.00 Bathroom, 2,257 sqft  
Residential Income on 0.15 Acres

Hutchinsons University Place, Denver, CO

House Hack Opportunity! Multi-unit investor special! Centrally located blocks from Yale Street Station and the University of Denver DU, this updated duplex is a great investment! Perfect for Student housing and roommates or professor. Each side has 3 beds, 1 bath, and 1,026 square feet, and what makes this property even more versatile is a basement bonus room with outside access (owner unit only) to utilize as a home office, storage space, workout space. The primary "owner-unit" unit has been updated (photos shown). The "tenant-unit" is in rental condition w/ long-term renter on a mo-to-mo lease.

This duplex has it all, boasting 6 beds, 2 baths, and a total of 2,257 square feet. W/D hookups in both units. Enjoy city living with the convenience of a single-car garage offering ample storage space. "Owner Unit" has a 1 car garage and "tenant unit" has a carport. Don't miss the opportunity to make this exceptional investment yours today! Owner has a second exact duplex unit available if you are interested in completing your rental portfolio with a 4-plex. Ask listing agent for more details. \*\*\*\*\*

The multi-unit rental property strategy: With rent prices soaring, now would be a great time to become a real estate investor - if it weren't for all the upfront cash needed to buy an investment property. BUT WAIT.....there's



a way around this hurdle: You could buy a multifamily property, move into one of the units, and earn passive income by collecting rent on the other units. By living in one of the units, you'd be meeting the owner-occupancy rule for your mortgage. That means getting a lower mortgage rate compared to a loan for commercial properties. This strategy won't finance an entire apartment complex or a mixed-use development. It will, however, work for a 2-, 3-, or 4-unit property.

Built in 1958

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | 6562880            |
| Price          | \$775,000          |
| Bedrooms       | 6                  |
| Bathrooms      | 2.00               |
| Square Footage | 2,257              |
| Acres          | 0.15               |
| Year Built     | 1958               |
| Type           | Residential Income |
| Sub-Type       | Income Property    |
| Style          | Ranch              |
| Status         | Active             |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 4585 E Yale Ave              |
| Area        | Denver                       |
| Subdivision | Hutchinsons University Place |
| City        | Denver                       |
| County      | Denver                       |
| State       | CO                           |
| Zip Code    | 80222                        |

**Amenities**

|              |                       |
|--------------|-----------------------|
| Utilities    | Electricity Available |
| # of Garages | 1                     |

Garages                      Detached

**Interior**

Heating                      Forced Air, Hot Water  
# of Stories                1  
Stories                      One

**Exterior**

Lot Description            Level  
Roof                        Composition  
Construction              Brick/Brick Veneer

**School Information**

District                    Denver 1  
Elementary                University Park  
Middle                      Merrill  
High                        Thomas Jefferson

**Additional Information**

Days on Market          141  
Zoning                      S-MU-5

**Listing Details**

Listing Office              Madison & Company Properties

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 November 1st, 2025 at 3:20pm MDT