

\$850,000 - N/A, Denver

MLS® #9007505

\$850,000

5 Bedroom, Bathroom, 2,518 sqft
Residential Income

Congress Park, Denver, CO

Fully renovated triplex * Strong rental income *
Ideal house-hack setup * Separate utilities &
laundry * 15 off-street parking spaces * Near
Cherry Creek, Botanic Gardens & City Park

Exceptional opportunity in Denver's sought-after Congress Park neighborhood-perfect for investors, owner-occupants, or house-hack buyers seeking income and flexibility. This modernized triplex blends 1910 character with full-scale updates across three self-contained units. The main-level residence (approx. 1,118 sf) offers 2 beds / 1 bath, bright open living, quartz-surface kitchen, stainless appliances, and in-unit laundry. The upper unit (approx. 728 sf) mirrors a 2 bed / 1 bath plan with similar finishes, while the lower garden-level suite (approx. 672 sf) provides 1 bed / 1 bath with private access-ideal for long-term or short-term rental income.

Each unit showcases designer bathrooms, luxury plank flooring, energy-efficient lighting, and dedicated washer/dryer. Major systems updated, including electrical, and HVAC (buyer to verify). Zoning G-MU-5 supports multi-unit or mixed-use potential. Ample 15 off-street parking spaces and a 6,250 sf lot allow for convenience and future versatility.

Located minutes from Cherry Creek's retail corridor, 0.4 mi to Trader Joe's, 0.5 mi to Snooze Eatery, and under 2 mi to Denver



Botanic Gardens and City Park. Easy access to Colorado Blvd, I-70, and downtown Denver. Strong rental history and projected returns make this a turnkey addition to any portfolio or a rare live-one / rent-two opportunity.

?? Nearby Amenities (0.25 - 1.5 mi radius)

Trader Joe's (0.4 mi)

Snooze Eatery & Starbucks (0.5 mi)

Cherry Creek Shopping Center (1.0 mi)

Denver Botanic Gardens (1.5 mi)

City Park (1.8 mi)

Congress Park Green Space (0.6 mi)

RTD Colorado Blvd Transit Line (<0.2 mi)

Quick access to I-70 and 6th Ave

Built in 1910

Essential Information

MLS® #	9007505
Price	\$850,000
Bedrooms	5
Square Footage	2,518
Year Built	1910
Type	Residential Income
Sub-Type	Income Property
Status	Active

Community Information

Address	N/A
Area	Denver
Subdivision	Congress Park
City	Denver

County	Denver
State	CO
Zip Code	80206

Amenities

# of Garages	15
Garages	Off Street

Interior

Interior Features	Open Floorplan
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Fireplace	Yes
Fireplaces	Single Fireplace
# of Stories	2
Stories	Two

Exterior

Lot Description	Level
Roof	Composition
Construction	Brick/Brick Veneer

School Information

District	Denver 1
Elementary	Teller
Middle	Morey
High	East

Additional Information

Days on Market	13
Zoning	G-MU-5

Listing Details

Listing Office	Atlas Real Estate Group
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