

\$1,250,000 - 2717 E 11th Ave, Denver

MLS® #9914473

\$1,250,000

4 Bedroom, 3.00 Bathroom, 2,341 sqft

Residential on 0.03 Acres

Congress Park, Denver, CO

Wow! Own A Piece of Denver History in Congress Park*Original Neighborhood Grocery Storefront Converted Into A Turn-Key, High-End Duplex*HOUSE HACK - Live in Main Floor Unit W/Basement & Rent 2nd Floor Unit*All Work Was Fully Permitted*Custom High End Finishes*Open Floor Plans*Exposed Brick Walls*Includes Both 2715-2717 E 11th Avenue*Walk To Congress Park & City Park*Near Denver Botanical Gardens*Includes Private Outdoor Patio Space to West With Custom Rod Iron Fence*2715 E 11th Ave is The Main Floor Plus Full Basement - 2 Beds, 2 Baths, Fireplace, Full Kitchen, High Ceilings*Large Oversized Windows*Exposed Brick*Wood Floors*Forced Air W/Central A/C*2717 E 11th Ave is the 2nd Floor Unit With 2 Beds, Full Bath, Open Floor Plan, Tankless On Demand Water Heater, New Mini Split Bus System For Heating/Cooling*Each unit has individual laundry*On Street Parking*No Vacancies*Leases in Place*Each Rowhome has Separate Gas/Electric Meters, Trash*Water/Sewer Is Shared*Opportunity To Increase Rents Upon Termination Of Leases*Property Has Been Extremely Well Maintained - No Deferred Maintenance*Custom Finishes*Quiet Location Near Clayton St Dead End*Across from Former Denver Firehouse Turned Private Residences*Walk To Shops, Coffee, Restaurants*Please Do Not Disturb Tenants*Main Floor + Basement Unit Lease is MTM So House Hack - Buy & Live in Main



Floor Unit and Rent Upper Floor!*Room For
Rent Increases Due To Landlord Having Long
Term Tenants W/Minimal Rent
Increases*Agent/Owner*No HOA

Built in 1905

Essential Information

MLS® #	9914473
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,341
Acres	0.03
Year Built	1905
Type	Residential
Sub-Type	Residential-Detached
Style	Foursquare/Denver Square
Status	Active

Community Information

Address	2717 E 11th Ave
Area	Denver
Subdivision	Congress Park
City	Denver
County	Denver
State	CO
Zip Code	80206

Amenities

Utilities	Electricity Available, Cable Available
Garages	None

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Refrigerator, Washer, Dryer, Microwave, Disposal
Heating	Forced Air, Heat Pump
Cooling	Central Air

Fireplace	Yes
Fireplaces	Living Room, Single Fireplace
# of Stories	2
Stories	Two

Exterior

Windows	Window Coverings, Double Pane Windows
Roof	Flat
Construction	Brick/Brick Veneer, Concrete

School Information

District	Denver 1
Elementary	Teller
Middle	Morey
High	East

Additional Information

Days on Market	16
Zoning	U-SU-B

Listing Details

Listing Office	Renewed Spaces Real Estate
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