



2619 E 12th Ave. Denver, CO 80206





U PDATED CONGRESS PARK TRIPLEX

Visit 2619E12th.com for more details. Welcome to 2619 E 12th Ave, nestled in the heart of Denver's coveted Congress Park neighborhood. This charming triplex presents an exceptional opportunity for both investors and homeowners alike. Step inside to discover a meticulously maintained interior featuring refinished original hardwood floors that exude timeless elegance. Fresh paint throughout the property provides a crisp, modern aesthetic. The top floor unit is a standout, featuring a unique free-standing bathtub where you can unwind after a long day. The built-in breakfast nook offers a cozy spot to enjoy your morning coffee or a casual meal.

With its versatile layout, this home offers endless possibilities for savvy buyers. Ideal for house hacking, you can occupy one unit while renting out the others to offset your mortgage payments. Alternatively, investors can capitalize on the property's current use as a traditional investment, benefiting from reliable rental income in a highly sought-after location. Outside, the property boasts brand new landscaping and fresh exterior paint, enhancing its curb appeal and ensuring a welcoming first impression.

Conveniently located just a few blocks from the Denver Botanic Gardens and Cheesman Park, nature and tranquility are always close at hand. Don't miss your chance to own a piece of Denver's most desirable neighborhood. Schedule a tour today!

Property Description

Beds: 3

Baths: 3

Year Built: 1905

Units: 3

Total SF: 2,342

Heating: Forced Air

Cooling: AC Room



Special Features

- Updated Triplex
- Fresh exterior paint
- Spacious front porch
- Fenced in backyard off of the main unit
- New landscaping
- Refinished hardwood floors
- Just minutes away from Downtown Denver
- Steps away from Denver Botanic Gardens, Congress Park, and Cheesman Park



Top floor Unit



Main floor unit



Bottom floor unit



Rent Roll

Unit	Beds	Baths	Sq. Ft.	Actual Rent	Proforma Rent	Description
Top Floor One Bedroom	1	1	627	\$1,700	\$1,600	Top floor unit with a built in breakfast nook and refinished hardwood floors
Main Floor Two Bedroom	2	1	953	\$2,200	\$2,600	Main floor unit with a fenced in backyard and features the spacious front porch.
Bottom Floor Studio	0	1	544	\$1,150	\$1,350	Garden level studio apartment. Has exterior access point.



MICHELLE R. GLASS
 Senior Real Estate Advisor | Realtor
 720-741-0613
 MichelleDirect@KW.com
 GlassPropertiesGroup.com

"We help our clients build wealth through Real Estate"

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.
 Equal Opportunity Housing Provider.