



2619 E 12th Ave. Denver, CO 80204



**GLASS
PROPERTIES
GROUP**



**KELLERWILLIAMS.
REALTY**



UPDATED 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. Discover the perfect blend of work and living in this strategically located property. With flexible zoning, it's an ideal space for entrepreneurs looking to establish a vibrant live-work environment. Situated on bustling 12th Avenue, the property enjoys high foot and vehicle traffic, making it an excellent spot for business visibility.

Directly across from Ace Hardware and surrounded by a laundromat, coffee shop, and various restaurants, you'll have everything you need within walking distance. Plus, you're just a few blocks away from the serene Denver Botanic Gardens and Cheesman Park, enhancing the appeal of this exceptional location.

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. With its versatile layout, this home offers endless possibilities for savvy buyers. 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. Don't miss this opportunity to elevate your business in a thriving community! Schedule a showing today and envision the limitless potential of 2619 E 12th Ave.



Property Description

Beds: 3
Baths: 3
Year Built: 1905
Units: 3
Total SF: 2,342
Heating: Forced Air
Cooling: AC Room

Special Features

- Excellent Congress Park, Denver Location! High Walk Score
- Just steps away from shops & restaurants. Minutes away from Downtown Denver.
- Flexible zoning - Allows residential, office or retail use! Triplex ideal space for entrepreneurs looking to establish a vibrant live-work environment
- Gross Income - \$5,100 - \$6,000/month
- Value Add Opportunity! Fix & Flip or remodel to raise rents
- Fenced in backyard off of the main unit
- New landscaping
- Refinished hardwood floors
- 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	Vacant	\$1,350	Garden level studio apartment. Has exterior access point.

Financials

ACTUAL	
Asking Price	\$725,000
Gross Rental Income	\$60,600
Vacancy (5%)	\$3,030
Net Rental Income	\$57,570
Expenses	
Insurance	\$2,635
Taxes	\$4,029
Repairs and Maintenance	\$2,500
Water and Sewer	\$2,580
Total Expenses	\$11,744
Net Operating Income	\$45,826
Cap Rate	6.32%

PROFORMA	
Asking Price	\$725,000
Gross Rental Income	\$66,600
Vacancy (5%)	\$3,330
Net Rental Income	\$63,270
Expenses	
Insurance	\$2,635
Taxes	\$4,029
Repairs and Maintenance	\$2,500
Water and Sewer	\$2,580
Total Expenses	\$11,744
Net Operating Income	\$51,526
Cap Rate	7.11%

Maps



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.