



2841-2843 W Archer Pl. Denver, CO 80219





Fully Remodeled Duplex in the Heart of Denver

Looking for the ideal house hack? Live in one side and rent out the other — and qualify with as little as 5% down! This fully remodeled Denver duplex offers two beautiful 3-bedroom, 2-bath units, each thoughtfully designed with modern finishes, private fenced yards, and individual garage parking — a 2-car detached garage on one side and a 1-car detached garage on the other.

Step inside to discover open-concept layouts featuring brand-new flooring, designer kitchens with quartz countertops, stainless steel appliances, and sleek cabinetry. Each unit includes a spacious primary suite with ensuite bath, two additional bedrooms, and a finished lower level with extra living space — perfect for guests, a home office, or rental flexibility. Located just 10 minutes from Downtown Denver and close to Baker, the Santa Fe Arts District, and major commuter routes, this property offers unbeatable convenience and investment potential.

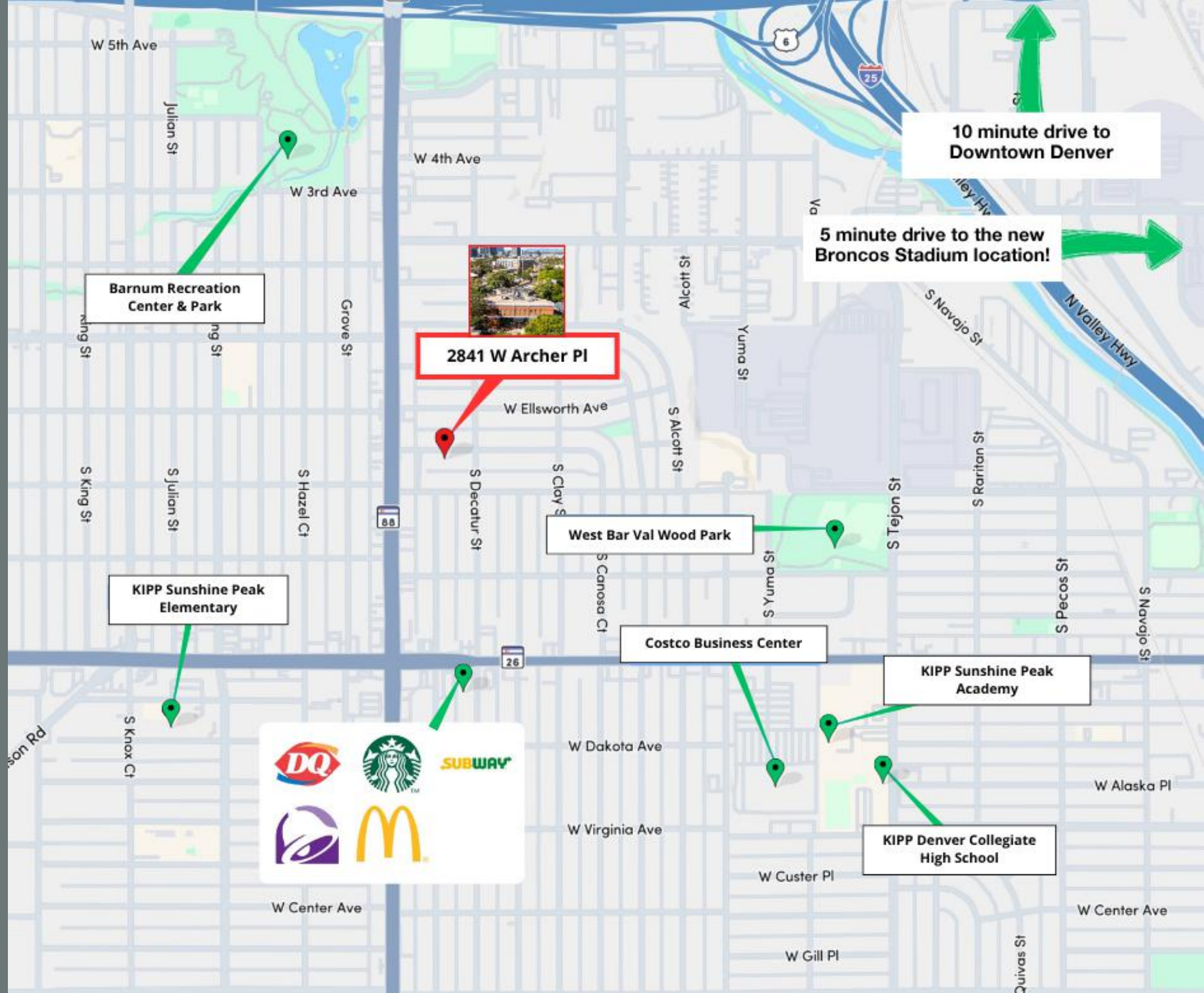
Whether you're a first-time buyer looking to offset your mortgage or an investor expanding your portfolio, 2841–2843 W Archer Pl delivers versatility, value, and long-term appreciation.

PROPERTY PHOTOS

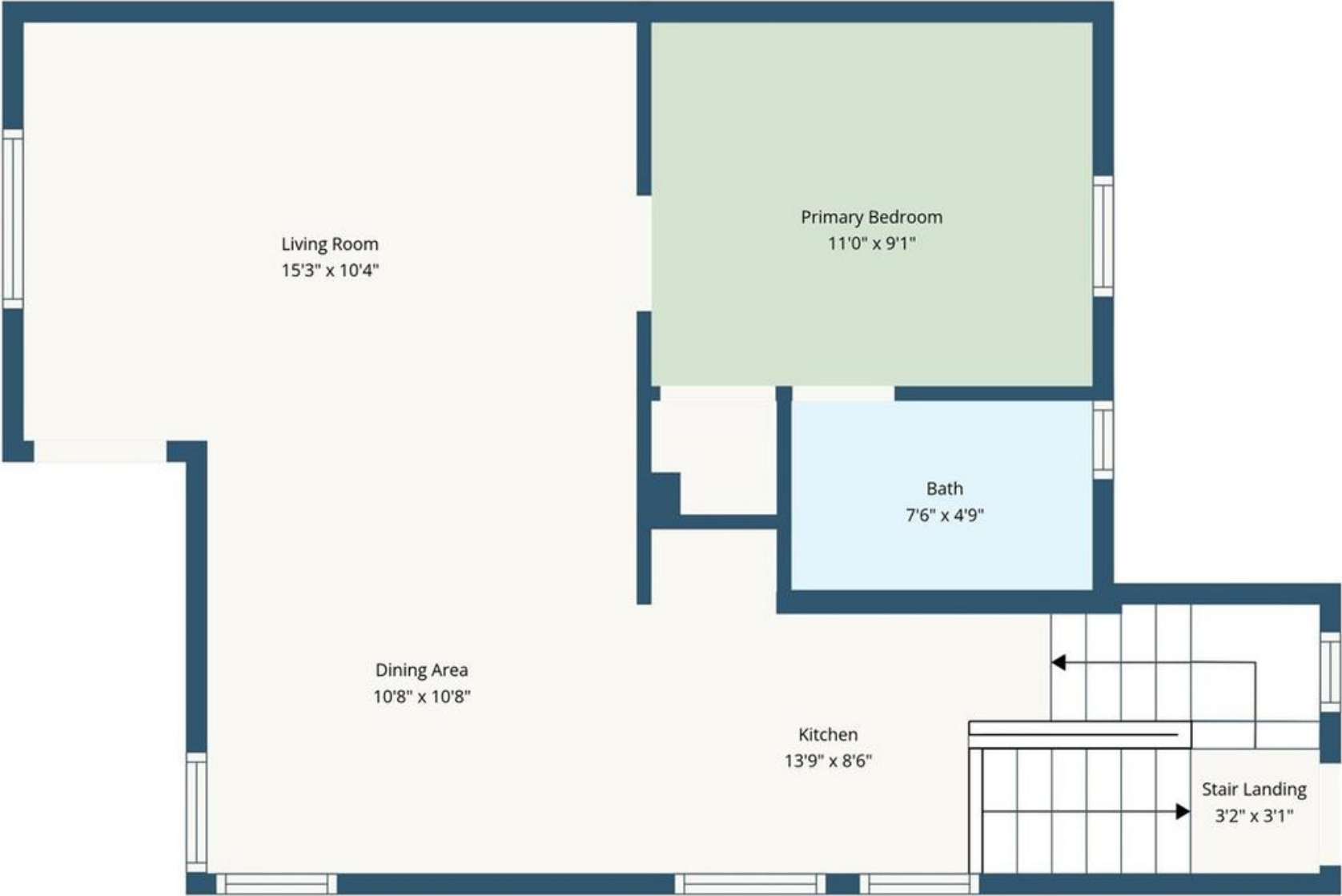


PROPERTY PHOTOS





2841 W Archer



FLOOR PLAN

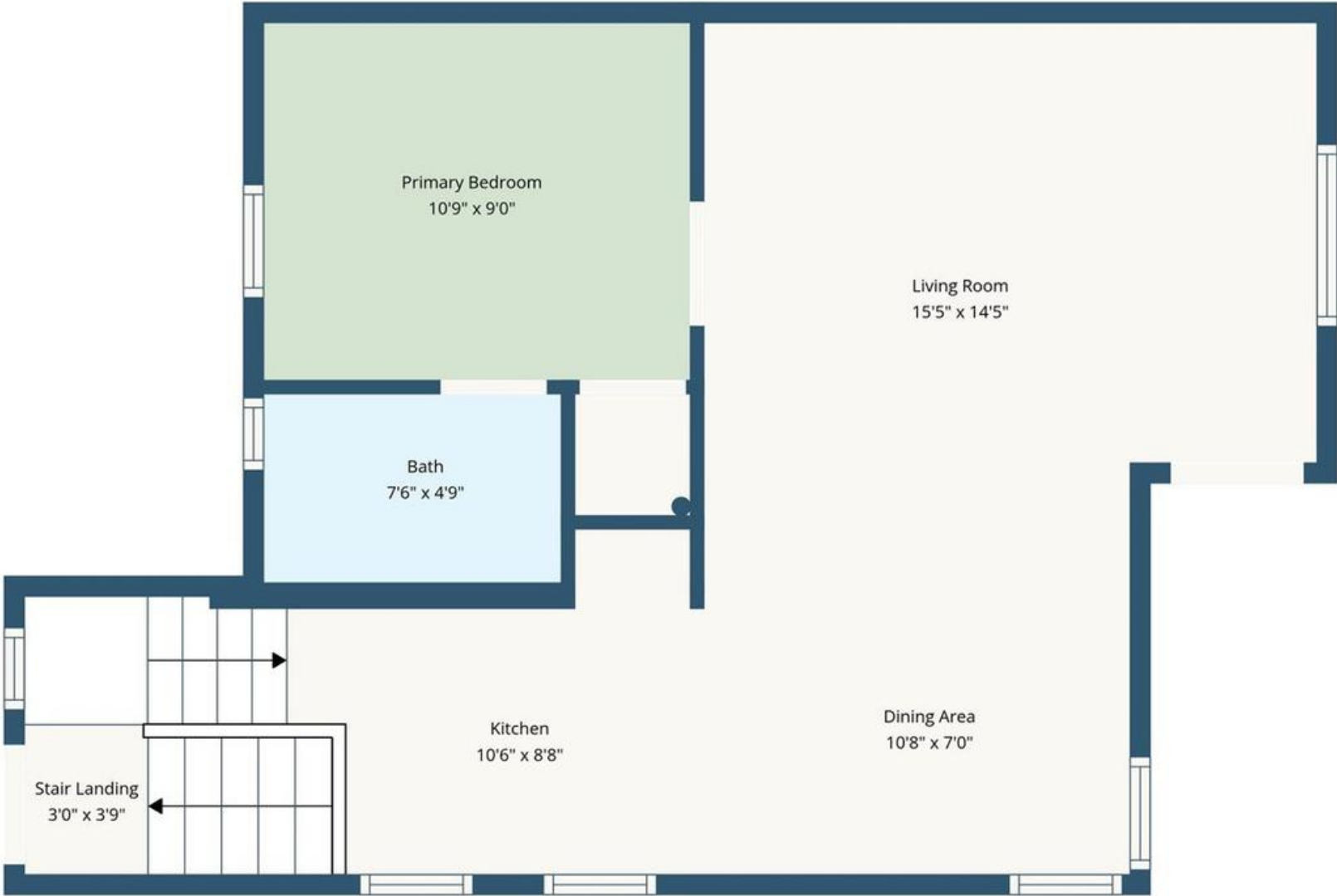
Main Level

2841 W Archer



Basement

2843 W Archer



Main Level

2843 W Archer



Basement

Rent Roll

Unit	Bedrooms	Bathrooms	Proforma Rent
2481 W Archer	3	2	\$3,000
2483 W Archer	3	2	\$3,000
		Total	\$6,000

Financials

Price	\$895,000
Rental Income	\$72,000
Vacancy (5%)	\$3,600
Gross Income	\$68,400
Expenses	
Insurance	\$3,500
Taxes	\$3,720.14
Repairs and Maintenance	\$1,100
Total Expenses	\$8,320.14
Annual Net Income	\$60,079.14
Cap Rate	6.71%

Property Description

Units: 2
 Beds: 6
 Baths: 2
 Year Built: 1941
 Total SF: 2,100

Special Features

- Two 3-Bed, 2-Bath Units (6 Beds | 4 Baths Total)
- Fully Remodeled Interiors with Modern Finishes
- Open Layouts + Finished Lower Levels
- Detached 2-Car Garage (2843) + Detached 1-Car Garage (2841)
- Private Fenced Front & Back Yards
- Just 10 Minutes to Downtown Denver
- Buy One Side or Both – Ideal for House Hacking or Investment
- Eligible for Financing with as Little as 5% Down



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