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# WASHINGTON PARK COMMERCIAL PROPERTY

1001-1003 S. Pearl St., Denver, CO 80209



**SELLER FINANCING AVAILABLE**

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**FOR SALE: \$2,700,000**



The property is in West Washington Park and was rezoned to a PUD in August 2022. Walking distance to the Louisiana/ Pearl St. Light Rail Station, Washington Park, Whole Foods, Sprout's, Orange Theory, Sushi Den, and many other bars/ shops and restaurants on Pearl Street. Each Unit (1001 & 1003) is separately metered: electric/gas.

<b>Building:</b>	1st - 3,539±SF, 2nd - 2,016±SF Total Sq.Ft. - 5,555±SF
<b>2nd Story:</b>	3 Bedroom Apartment - with separate entrance and address
<b>Lot Size:</b>	9,387± SF
<b>YOC:</b>	1974
<b>Parking:</b>	5 on-site and street parking
<b>Zoning:</b>	<b>REZONED PUD-G 29</b>

PERMITTED USES
<ul style="list-style-type: none"> <li>• Office</li> <li>• Dental/Medical</li> <li>• Clinic</li> <li>• Art Gallery/Artist Studio</li> <li>• Fitness &amp; Rec. Sports</li> <li>• Personal Instruction Studio</li> <li>• Professional Studio</li> <li>• All Allowed Uses for U-SU-B</li> </ul>

**Fuller Real Estate**  
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**DEMOGRAPHICS** (Source: CoStar 2022)

	1 Mile	3 Mile
Population:	18,529	209,471
Households	9,226	103,006
Average HH Income	\$119,281	\$74,762
Median Age	39.10	36.80

