

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

WASHINGTON PARK COMMERCIAL PROPERTY



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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.

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

PERMITTED USES

- Office
- Dental/Medical
- Clinic
- Art Gallery/Artist Studio
- Fitness & Rec. Sports
- Personal Instruction Studio
- Professional Studio
- All Allowed Uses for U-SU-B

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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

