LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

LODO Retail/Office Building For Sale

2049-2053 Larimer Street, Denver, CO 80205

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For Sale: $1,379,000

BUILDING OVERVIEW

Building SF:	3,125± SF
Lot Size:	0.14± Acres
YOC:	1885 / 2016
HVAC - 2 Units:	Replaced 2016-2018
Parking:	14 Surface Spaces (Ratio 4.48/1,000)
Zoning:	C-MX-8
Taxes:	$25,094.62 (2025)
Price:	$1,379,000

PROPERTY HIGHLIGHTS

- Premier Visibility on Larimer St.
- Elegant Wood Beams and Exposed Brick
- Fenced Lot with Ability for 14 Parking Spaces
- Walking Distance to Bars & Restaurants
- 2016 Renovation (Setup for Coworking)
- Additional Basement Storage
- Private Restrooms with Shower
- Abundance of Natural Light

Fuller Real Estate
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Brokerage Disclosure to Buyer

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Floorplan shown as a visual reference only and may not be accurate.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	49,382	228,469	457,644
Households	29,922	121,285	217,311
Median HH Income	$92,004	$86,146	$84,005
Median Age	34.50	35.40	36.50
Traffic	15,649 vpd - Larimer St @ 20th St (2022)		

Source: CoStar 2024

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