

West Washington Park

Retail / Office / Residential

704 & 706 S Pearl St, Denver, CO 80209



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For Sale: \$1,700,000

PROPERTY OVERVIEW

For Sale:	\$1,700,000
Total Building Size:	2,239± SF
Residential/Office:	779± SF* (Upstairs)
Street Front Retail:	742± SF** (Retail/Office)
Detached Garage:	718± SF*** (Showroom/Storage)
YOC / Renovation:	1940 / 2024 (\$300k upgrades)
Roof:	Passed inspection / Q4-2023
Zoning:	U-MS-2
Parking:	2 Car Driveway Ample Street Parking

PROPERTY HIGHLIGHTS

- New roof Q4-2023 on garage building
- All new HVAC - splitters in each room
- Finished ½ of detached garage for additional showroom space
- New ADA restroom
- New plumbing and water heater
- All new decor, including lighting, flooring, wall treatments
- New retail sign
- New backflow system
- New sewer
- Brick repair

- * Can be residential or office. Private entrance, and also entrance from the retail/office first floor. High end finishes, new AC split unit, large shower, multiple storage closets, hardwood floors, large refrigerator, kitchenette, hookups for stackable washer/dryer.
- ** Retail showroom/office with signage and private office.
- *** Detached garage is 50% brand new showroom and 50% storage. Has a drive-in door and can be retrofitted as a garage.

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**Brokerage Disclosure
to Buyer**

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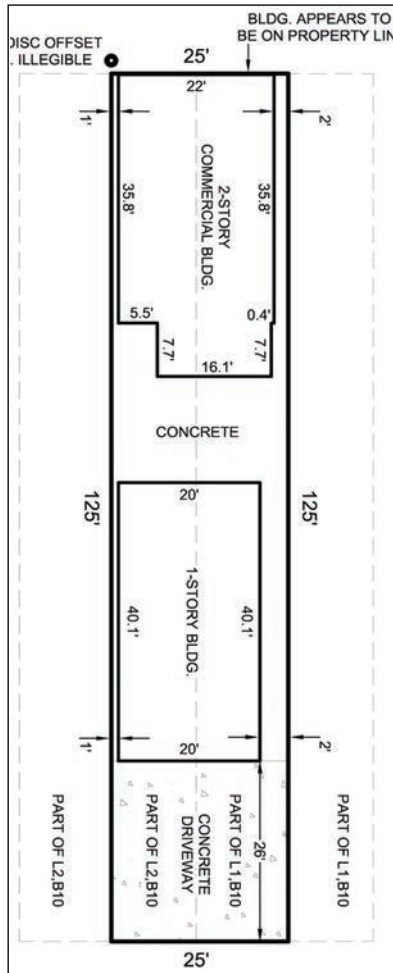
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	26,496	212,738	535,125
Households	14,313	106,677	252,230
Median HH Income	\$102,441	\$80,915	\$81,549
Median Age	36.80	36.20	36.50
Traffic	1,703 vpd - S Pearl St @ E Exposition Ave (2024)		

Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.