

# FOR SALE

816-818 25<sup>th</sup> St  
Denver, CO 80205

# RARE OPPORTUNITY

CURTIS PARK NEIGHBORHOOD

LIVE | WORK BUILDING

- ① 3 FLOORS | 7,916 SF
- ② BASEMENT | 2,650 SF
- ③ GARAGE | 2,350 SF
- ④ TOTAL | 10,566 SF



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# FOR SALE: \$5,500,000 | \$520/SF



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*A classic historic residence in Denver's diverse— and  
reviving— Curtis Park Neighborhood*



## SPACE HIGHLIGHTS

- A perfect home/office | Total site area: 9,434 sf
- Currently used as a commercial furniture showroom, located within feet of owner's living quarters
  - Single occupier/owner past 30+ years
- An award-winning garage that's a whole lot more than a place to park a car
  - AIA Colorado and Denver Chapter Design Merit Award
  - Four doublewide garage doors— two curbside and two interior doors, providing dual access
- Extensive private patio just inside one exterior garage door— trimmed with Mexican beach stone + expansive courtyard inside the other doors
  - Courtyard is equipped with remote control mood lighting
- The space features a balcony loft that brings an abundance of natural light into the basement area, creating an ideal office space
- Roof access for future city view deck

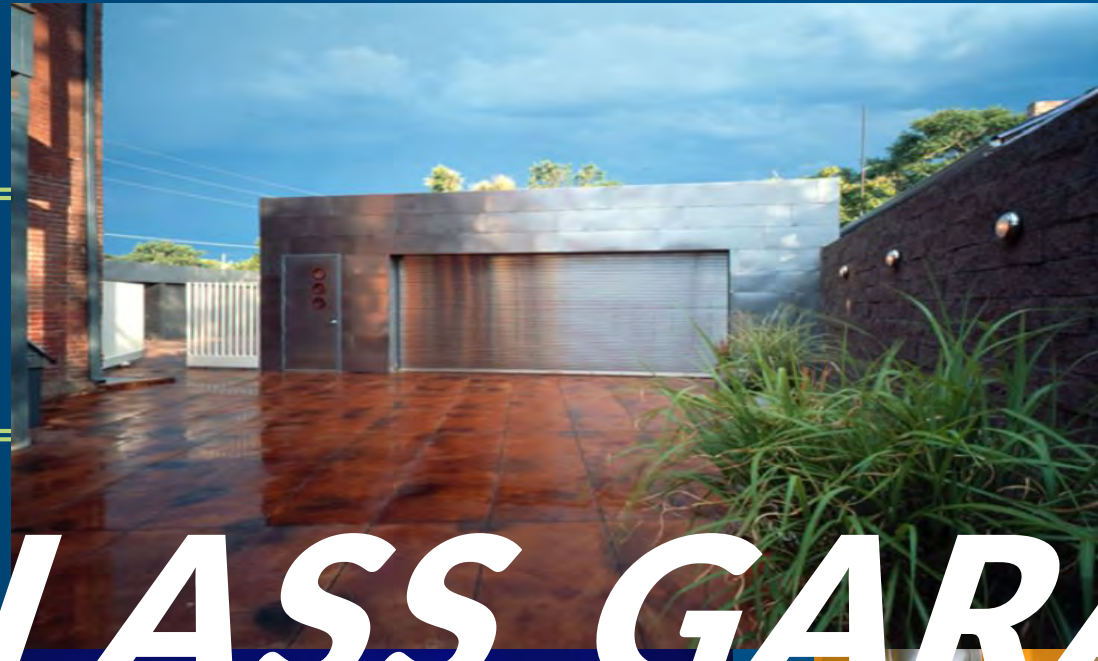
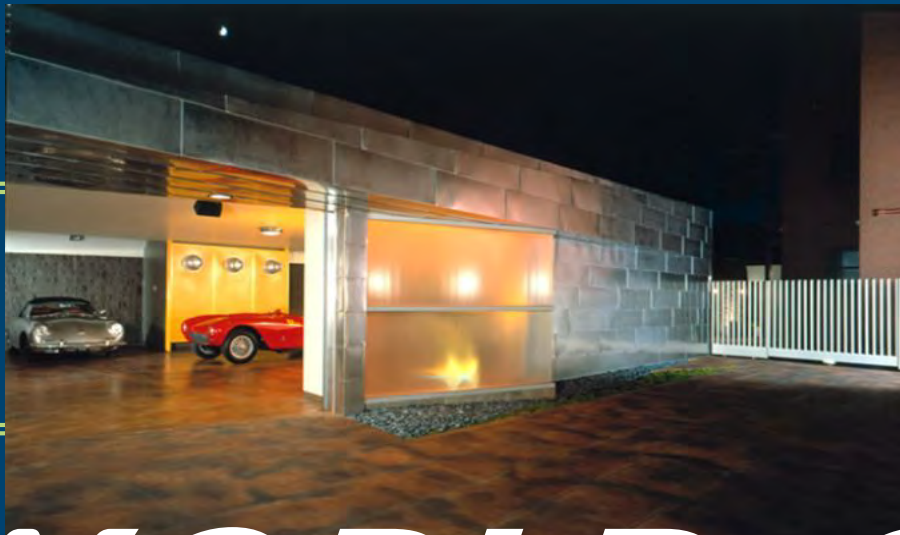
## CONTACT

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# WORLD CLASS GARAGE

- Winner of prestigious AIA Colorado Chapter Design Merit Award and AIA Denver Chapter Design Merit Award
- A unique conjunction of historical significance and ultra modern resilience
- Design features stainless steel siding with a light scratch pattern
- Bomanite architectural concrete flooring





# *UNIQUE EXTERIOR*

## *PRIVATE PATIO*

**PRIVATE PATIO** This extensive private patio is trimmed in Mexican beach stone imported from Arizona and planted with 8 ft tall iron trees designed by artisan, Joe Anderson. It is also equipped with remote control mood lighting.

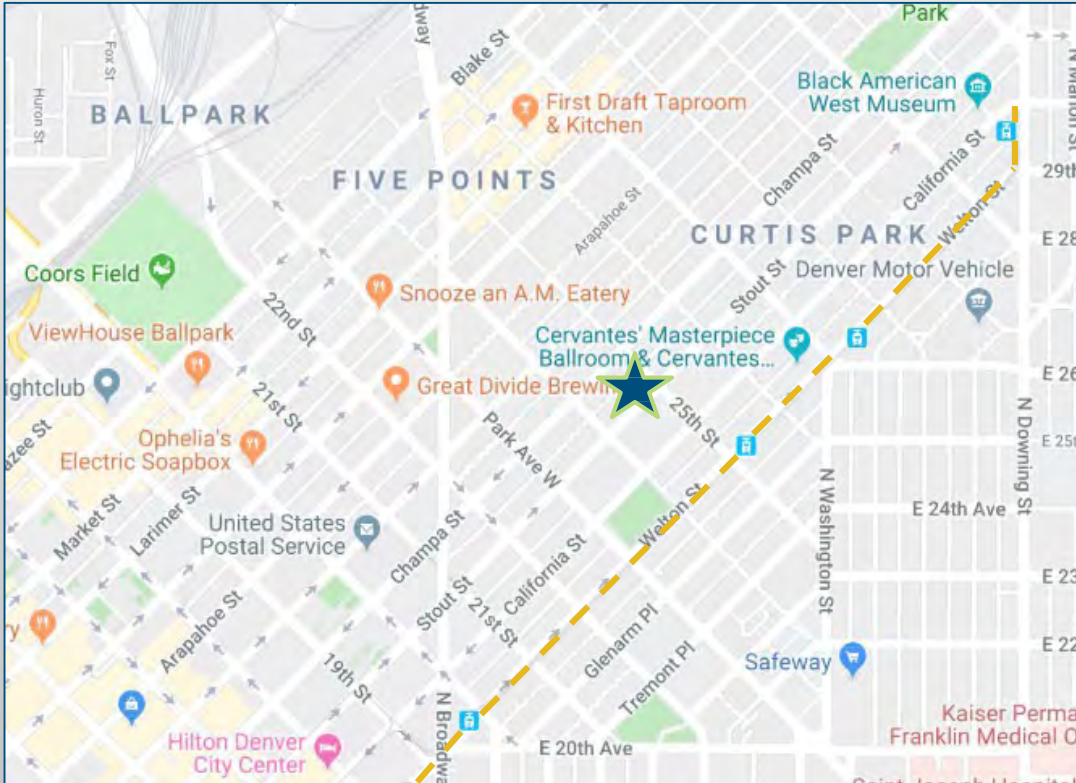
The stainless-steel siding on the exterior of the garage creates a unique modern-industrial aesthetic.

# FOR SALE UNIQUE LIVE/WORK BUILDING

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## MAP



## CONTACT US

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# LOCAL AMENITIES

## RESTAURANTS

1. CURTIS PARK DELICATESSEN
2. UCHI
3. ELWAYS
4. WORK AND CLASS
5. CART DRIVER
6. LOS CHINGONES
7. IL POSTO
8. LIBERATI

## ATTRACTIONS

1. CLOSE PROXIMITY TO COORS FIELD
2. CLOSE PROXIMITY TO RINO ARTS DISTRICT
3. WALKING DISTANCE TO LAWSON PARK

## TRANSPORTATION

1. 25<sup>TH</sup> & WELTON LIGHTRAIL STATION
2. 27<sup>TH</sup> & WELTON LIGHTRAIL STATION
3. WALKING DISTANCE TO LODO, CBD AND RINO

— Lightrail tracks

