

1401 S BROADWAY

DENVER, CO 80210



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CONTACT US FOR MORE INFORMATION

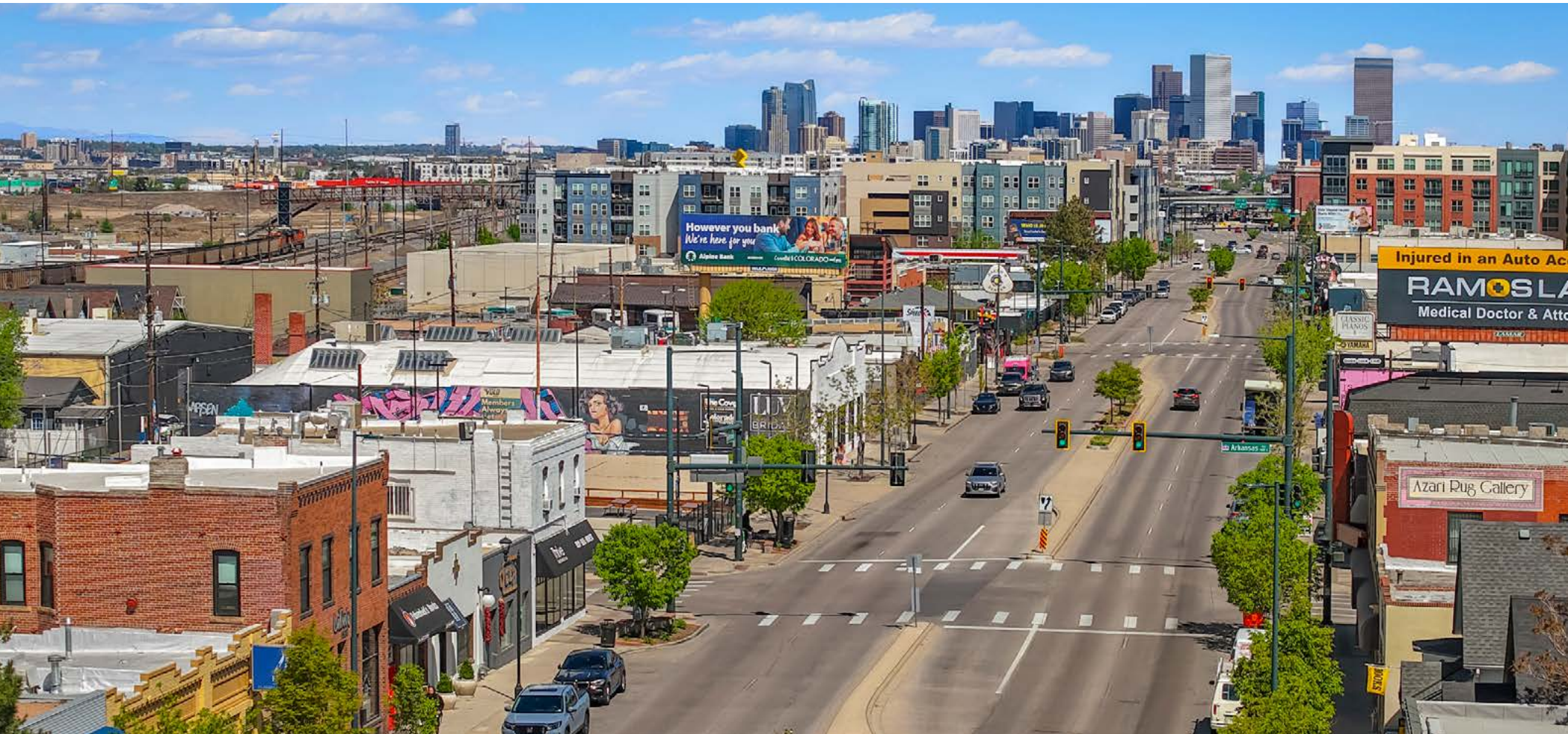
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EXECUTIVE SUMMARY

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PROPERTY DETAILS

BUILDING TYPE: **Office / Retail Condo**

REDUCED LISTING PRICE: \$550,000

BUILDING SIZE: **1,606 SF**

YOC: **1915 / Renovated in 2026**

2025 PROPERTY TAXES: **\$11,039.35 / Year**

INSURANCE: **\$2,107 / Year**

HOA: **\$324.02 / Month**

WATER: **Included in HOA**

INVESTMENT HIGHLIGHTS

- The main conference room doors slide open and shut if privacy is required
- Along the wall are 4 individual office spaces with floor to ceiling windows and doors
- HVAC and plumbing system piping completely new in 2026
- Bathroom is ADA compliant
- All lights are on dimmers
- Keyless electronic secure entrance via Brivo Pass was installed recently
- Sonos speakers throughout
- Custom bar and floating shelves in the center are great for displaying awards, signage, products, etc...



LOCATION OVERVIEW



DISCLAIMER

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