

For Sale

1570 Saint Paul Street Denver, CO 80206



Property Description

Embrace a prime investment opportunity with this captivating multifamily property in Denver. Boasting 2,610 SF and five units, this well-maintained building offers modern comfort and convenience. With 100% occupancy, it provides a reliable income stream, making it an ideal choice for multifamily investors. Its strategic location in Denver ensures proximity to urban amenities and a thriving rental market. Don't miss out on the chance to add this promising property to your investment portfolio and benefit from its strong rental history and potential for future growth.

Property Highlights

- Amazing location for residents
- Strong income history
- Fully occupied

Offering Summary

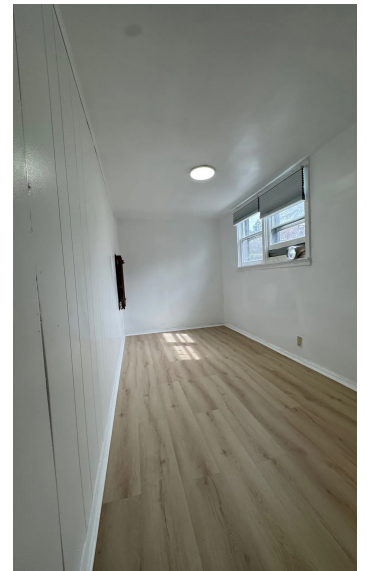
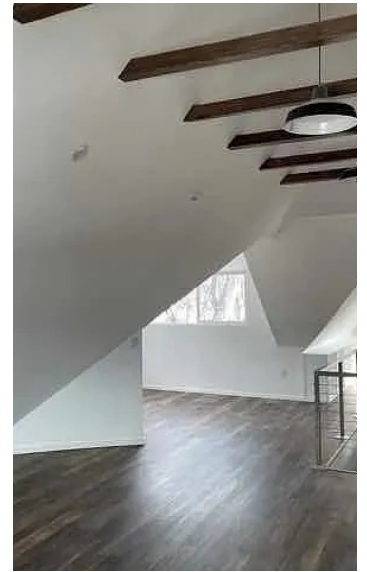
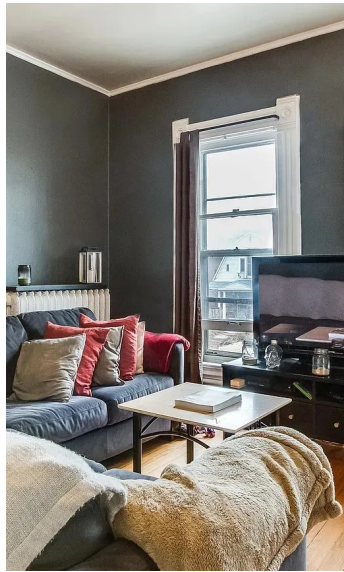
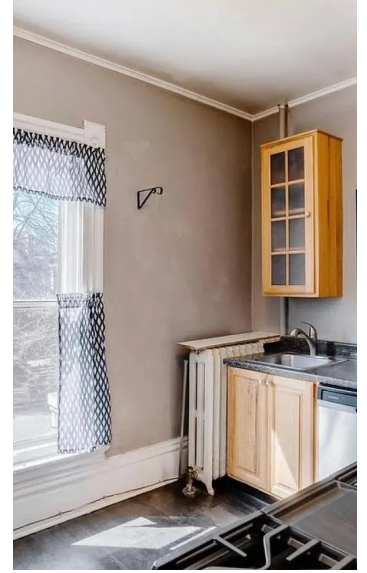
Sale Price:	\$1,375,000
Number of Units:	5
Lot Size:	6,245 SF
Building Size:	2,610 SF
NOI:	\$94,294.00
Cap Rate:	6.86%

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	1,730	4,715	15,655
Total Population	3,117	8,347	28,067
Average HH Income	\$134,544	\$120,528	\$126,922

For Sale

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BellStreet



For Sale

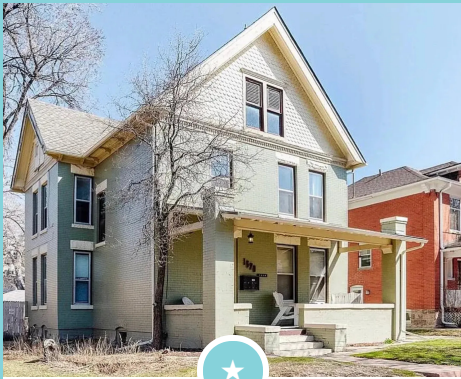
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Income Summary	2025 Actual Income/Expense
Rent	\$104,320
Utility Charge	\$5,640
Parking	\$2,100
Pet Fees	\$1,200
Gross Income	\$113,260
Expenses Summary	2025 Actual Income/Expense
Taxes	\$5,744
Insurance	\$3,120
Utilities	\$5,640
Maintenance	\$4,462
Operating Expenses	\$18,966
Net Operating Income	\$94,294

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1570 St Paul - 6.9% Cap Rate - Turnkey Investment

1570 Saint Paul Street, Denver, CO 80206

Price:	\$1,375,000
Bldg Size:	2,610 SF
No. Units:	5
Cap Rate:	6.86%
Year Built:	1890



1

725 Corona St

Denver, CO 80128

Price:	\$1,330,000
Bldg Size:	5,305 SF
No. Units:	7
Cap Rate:	5.37%
Year Built:	1908

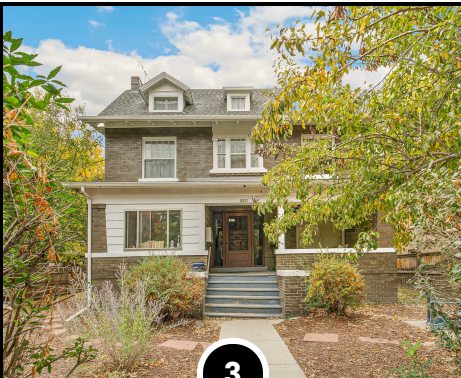


2

1133 Clarkson St

Denver, CO 80218

Price:	\$895,000
Bldg Size:	3,202 SF
No. Units:	6
Cap Rate:	5.97%
Year Built:	1898

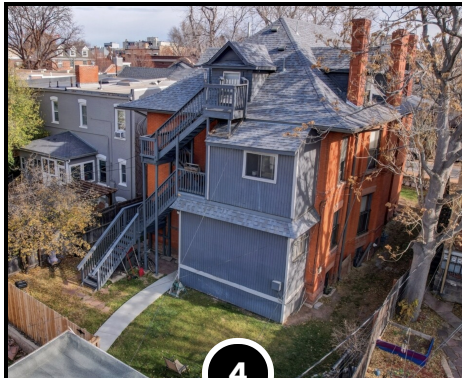


3

880 N Marion St

Denver, CO 80218

Price:	\$862,500
No. Units:	6
Cap Rate:	5.83%

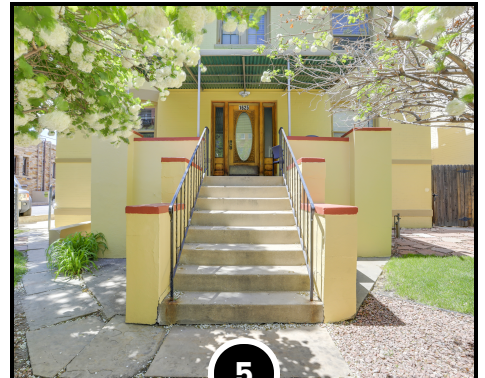


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1145 Clarkson St

Denver, CO 80218

Price:	\$900,000
Bldg Size:	3,496 SF
No. Units:	6
Cap Rate:	5.95%
Year Built:	1892



5

1625 N Clarkson St

Denver, CO 80218

Price:	\$1,380,000
Bldg Size:	3,690 SF
No. Units:	9
Cap Rate:	5.67%
Year Built:	1896