

OFFERING MEMORANDUM



1466 DETROIT STREET
Denver, CO 80206

Price: \$1,150,000 | Units: 4

INVESTMENT ADVISORS



Greg Johnson
Senior Advisor

303-810-1328

Greg@NorthPeakCRE.com



Conner Piretti
Senior Advisor

303-818-1805

Conner@NorthPeakCRE.com



Austin Bengford
Advisor

970-692-3008

Austin@NorthPeakCRE.com



NORTHPEAK[®]
COMMERCIAL ADVISORS

NorthPeak Commercial Advisors
1720 S Bellaire St. Suite 701
Denver, CO 80222
720-738-1949 • NorthPeakCRE.com





1466

PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1466 Detroit St. Denver, CO 80206
Price	\$1,150,000
# of Units	4
Building Size	4,303 SF
Lot Size	6,260 SF
Year Built	1896
Roof	Arch. Shingle (2025)
Building Type	Mansion-Conversion
HVAC	Boiler (2020)
Zoning	U-RH-3A
Off-Street Parking	5 Spaces

PROPERTY HIGHLIGHTS

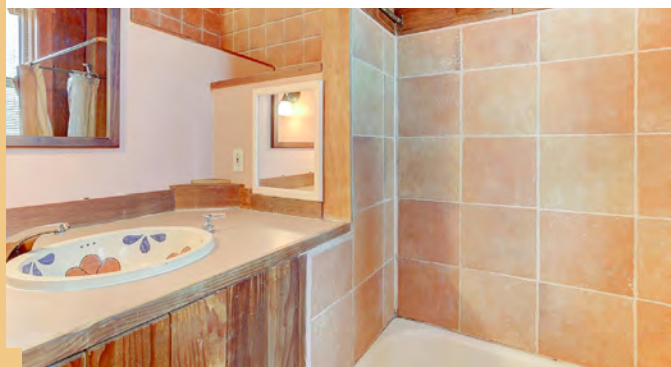
- Ideal Owner-Occupant Opportunity
- Five Off-Street Parking Spaces
- Newer Boiler
- Desirable Mix of 1- & 2-Bedroom Apartments
- Prime Congress Park Location

1466 Detroit St. is a 4-unit mansion-conversion that blends historic charm with modern updates in the heart of Denver's Congress Park neighborhood. The unit mix consists of two 1-bed/1-bath and two 2-bed/2-bath apartments, with each unit occupying its own floor and featuring a private entrance. The property maintains much of its original character with hardwood floors, original woodwork, exposed brick, and a large wraparound front porch, while the second- and third-floor units each feature private balconies. The property also offers five off-street parking spaces and a large fenced backyard with a common-area patio.

The property has been well maintained over the years, with recent improvements including a new boiler, updated rear landscaping with a common-area patio, and cosmetic updates to the units. The second-floor 2-bedroom unit is currently vacant, providing a great opportunity for an owner-occupant while still generating rental income from the other three units.

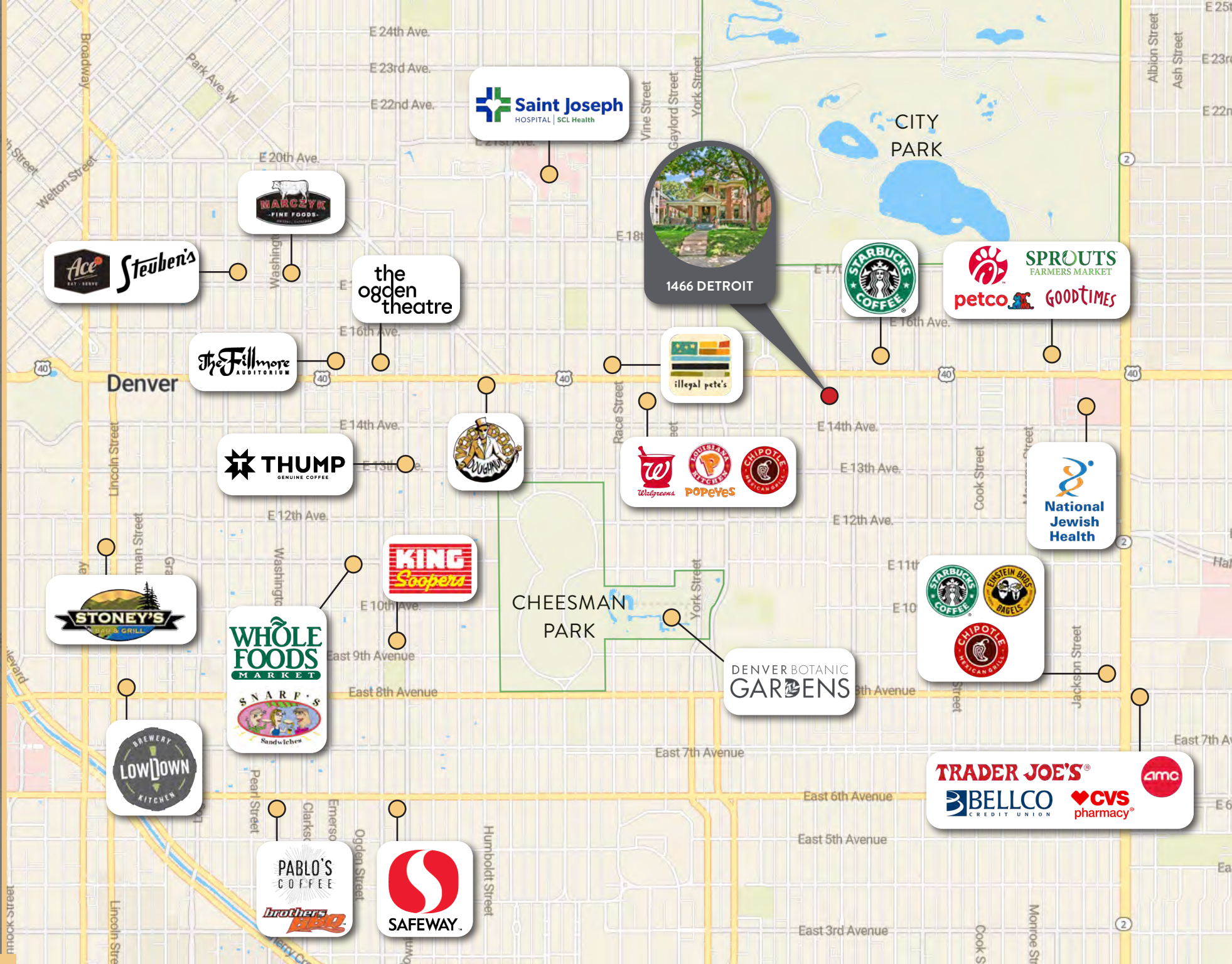






A photograph of a backyard patio. In the center, there is a square metal table with four chairs around it. A red patio umbrella is closed and stands next to the table. The patio is paved with large, light-colored stones. A large, leafy tree dominates the background, casting shadows on the patio. To the left, there is a beige shed. A wooden fence runs along the back of the yard. The sky is blue with some clouds.

LOCATION OVERVIEW



CONGRESS PARK

Congress Park is one of Denver's most enduringly popular neighborhoods, offering a sophisticated blend of historic charm and quiet, residential tranquility. Located just three miles east of downtown, it is defined by its picturesque, tree-lined streets and architectural diversity, featuring meticulously preserved Denver Squares, Craftsman bungalows, and elegant Tudors. Residents enjoy a relaxed "front-porch culture" that fosters a true sense of community, all while being anchored by the expansive green space of the park itself, which hosts a newly renovated public pool, tennis courts, and sprawling athletic fields.

Beyond its scenic residential blocks, the neighborhood serves as a premier cultural and lifestyle hub. It is perfectly positioned within walking distance of the world-renowned Denver Botanic Gardens and the vast recreational opportunities of neighboring Cheesman and City Parks. For daily convenience, the vibrant commercial pockets along 12th Avenue and East Colfax provide an eclectic mix of independent boutiques, acclaimed eateries, and neighborhood staples. Combining top-tier walkability with a refined, established atmosphere, Congress Park remains a top choice for those seeking a quintessential Denver lifestyle.

Walk
Score
87

VERY WALKABLE

Most errands can be accomplished on foot.

Transit
Score
51

GOOD TRANSIT

Many nearby public transportation options.

Bike
Score
96

BIKER'S PARADISE

Daily errands can be accomplished on a bike.



INVESTMENT ANALYSIS



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UNIT MIX & INVESTMENT ANALYSIS

UNIT TYPE	NO. OF UNITS	APPROX. SF	CURRENT RENT	MONTHLY INCOME	PRO FORMA RENT	PRO FORMA MONTHLY INCOME
1 Br / 1 Ba	2	650	\$1,038	\$2,076	\$1,038	\$2,076
2 Br / 1 Ba	2	1,200	\$2,350	\$4,700	\$2,350	\$4,700
TOTALS	4	3,700		\$6,776		\$6,776

INCOME	CURRENT	PRO FORMA
Gross Scheduled Income (GSI)	\$81,300	\$81,300
Vacancy (5%)	(\$4,065)	(\$4,065)
Laundry	\$576	\$576
RUBS	\$3,500	\$3,500
GROSS RENTAL INCOME	\$81,311	\$81,311

EXPENSES	CURRENT	PRO FORMA
Property Tax	\$6,980	\$6,980
Insurance	\$5,000	\$5,000
Gas/Electric	\$3,500	\$3,500
Water/Sewer	\$1,959	\$1,959
Trash	\$432	\$432
Management	\$1,325	\$1,325
Repairs/Maint.	\$2,289	\$2,289
TOTAL EXPENSES	\$21,484	\$21,484
TOTAL EXPENSES / UNIT	\$5,371	\$5,371
NET OPERATING INCOME	\$59,827	\$59,827

INVESTMENT SUMMARY	
List Price	\$1,150,000
Price/Unit	\$287,500
Price/SF	\$267



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 1466 Detroit St., Denver, CO 80206 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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GREG JOHNSON

Senior Advisor
303-810-1328
Greg@NorthPeakCRE.com

CONNER PIRETTI

Senior Advisor
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