

1901 N Emerson St.

Redevelopment Opportunity



R
REQUIRED
PROPERTIES

1901 N Emerson St Denver, CO, 80218
\$895,000



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Location



Current Improvement Summary

Address	1901 N Emerson St Denver, CO 80218
Sale Price	\$895,000
Year Built	1886
# Building	1
# Stories	2
Roof Type	Pitched
Building Size	2,749 SF
Land Size	5,040 SF
Zoning	G-MU-5
Parking	Off-Street
Electricity/Gas	Xcel
Heating	Boiler



Investment Highlights

- Well-maintained older building with classic Denver architectural character and solid structural integrity.
- Flexible floor plan allowing for renovation into upgraded multi-unit living or small-scale rental suites.
- Located in Denver's Uptown neighborhood, minutes from Downtown, City Park, and major employment hubs.

Property Photos



Potential Redevelopment Summary

D. Row House

Not to Scale. Illustrative Only.



E. Town House

Not to Scale. Illustrative Only.



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