



1615
Ogden

NORTH CAPITOL HILL PROPERTY FOR SALE

1615 OGDEN STREET, DENVER, CO 80218



Michelle Glass | Senior Real Estate Broker
303.868.0011 | MichelleDirect@kw.com

Tanerra Shields | Broker Assistant of Operations
217.303.1004 | TanerraShields@kw.com

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HISTORIC ELEGANCE | INCOMPARABLE STYLE | SALE PRICE: \$1,392,700



1615 Ogden St. is a gorgeous building in North Capitol Hill, currently being used as a church. Just minutes away from Downtown Denver, it is nearly 11,000 square feet, including a finished basement and commercial kitchen. The beautiful brick exterior and original stained glass are in excellent condition. Interior needs capital improvements and offers an excellent value-add opportunity. Inquire about our attractive seller financing! The building zoning allows for several uses: Religious Facility, Office or Conversion to Residential Condos/Multifamily. Investors could potentially construct 10 – 24 units or develop further on the parking lot. Other possible uses may be for an event center, schools, uses for the Performing Arts, or mix-use. This central urban location offers a high walk-score of 95 and is a biker's paradise. Walk to Ogden Theater, many shops & restaurants, Saint Joseph Hospital and public transportation. Minutes away from Cheesman Park, Denver Botanic Gardens, and Civic Center Park. Residents in the area will soon have access to the new RTD Bus Rapid Transit (BRT) line along Colfax that will run every 4 minutes! Don't miss this opportunity for this excellent Denver area near Cap Hill, Uptown, City Park West and Cheesman Park.

PROPERTY HIGHLIGHTS

Building Type | Specialty - Religious Facility

Year Built | 1910

Building Size | 10,953 SF

Lot Size | 14,500 SF / 0.33 AC

Parking Lot | 12 Parking Spaces

Zoning | City of Denver G-RO-3



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History

Swallow Hill Historic District is a Victorian residential neighborhood east of Downtown Denver. The district, which encompassed 69 buildings, was once home to many of Denver's most socially prominent families, and is comprised mainly of large, upper middle-class homes and mansions, as well as a smaller number of multifamily buildings. These buildings -- most of which were constructed between 1886 and 1910 -- were designed by some of Denver's most prominent architects and represent some of the City's best examples of residential architecture. Although many of the buildings are now used as office space, Swallow Hill was originally, with the exception of St. Paul's Methodist Episcopal Church, entirely residential.

Many of the Queen Anne (the predominant style of architecture in the district) buildings in Swallow Hill have Colonial and Classical Revival detailing. These stylistic elements -- the tripartite "Palladian" window, Adam festoons, pedimented porticos, and Tuscan porch supports -- were usually employed on upper middle-class homes and appeared in Denver in the late 1880s and 1890s, coinciding with the development of Swallow Hill.

*All information is from the National Register of Historic Places Inventory - Nomination Form. Name - Swallow Hill Historic District



BUILDING FEATURES & POTENTIAL USES



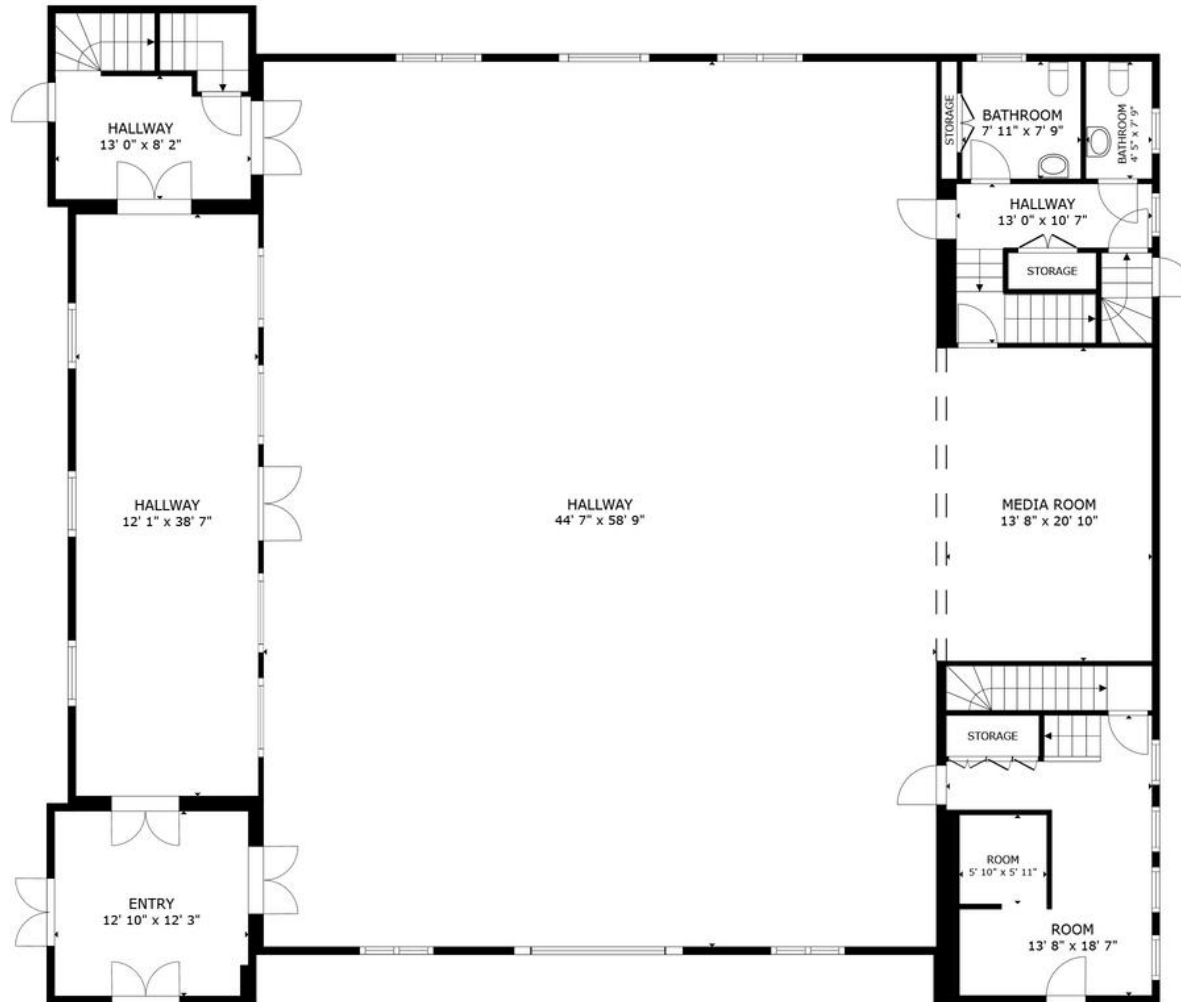
- Original architecture in excellent condition
- Gorgeous original stained glass windows
- Orchestra/balcony seating
- Fully Finished basement
- Multiple rooms for office space & Classrooms
- Commercial Kitchen
- Parking lot with 12 parking spaces
- Flexible zoning: G-RO-3 to allow Residential & Office
- Excellent Building for continued Religious Use
- Excellent Potential for Condo or Multifamily Conversion: 10 - 24 Units.
- Parking lot offers potential development or expansion
- Other potential uses: Office, Venue Space, Mix Use, Performing Arts

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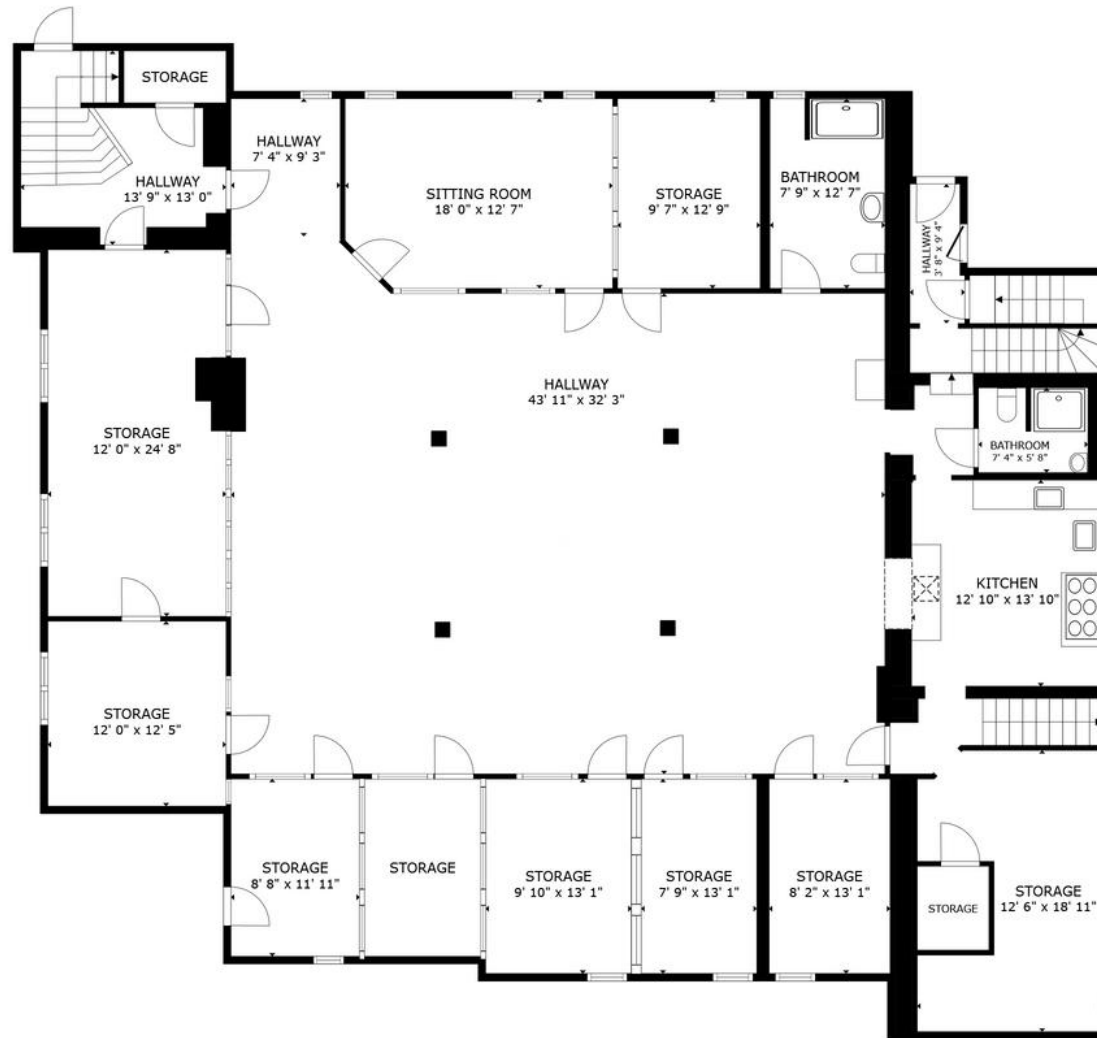


FLOOR PLAN | MAIN LEVEL



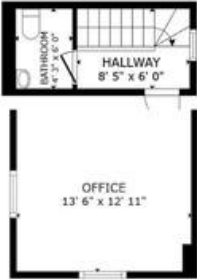
FLOOR 2

FLOOR PLAN | BASEMENT



FLOOR 1

FLOOR PLAN | TOP FLOOR



FLOOR 3

COMPARABLE PROPERTIES



2535-2575 N Vine St. Denver, CO

Property Address	Sale Price	Sale Date	Year Build	Building SF	Days on Market
2535-2575 N Vine St	\$ 2,100,000	12/23/2022	1995	12,680	175
3411 Albion St.	\$1,300,000	6/27/2019	1956	7,133	468
510 N Stuart St. & 501 N Raleigh St.	\$1,500,000	Active	1961	13,324	222



3411 Albion St. Denver, CO 80207



510 N Stuart St. & 501 N Raleigh St.
Denver, CO 80204

LOCATION & DEMOGRAPHICS

- Over 1,600 vehicles pass the site each day.
- The property has a walk and bike score of 95 - it is a walker and biker's paradise. Daily errands do not require a car.
- Saint Joseph Hospital, the Ogden Theatre and the Fillmore Auditorium are located just a few minutes away, along with Civic Center Park, and many shops and restaurants in 16th Street Mall.
- The median household income is \$84.5K per year.
- The median age is 35 years old.
- Over 37% of the nearby population has a bachelor's degree.
- This area consists mostly of tenant-occupied properties. There are about 25,000 renter-occupied housing units and only about 7,000 owner-occupied housing units.



Walk Score
95

Walker's Paradise
Daily errands do not require a car.



Transit Score
67

Good Transit
Many nearby public transportation options.



Bike Score
93

Biker's Paradise
Daily errands can be accomplished on a bike.

Seller Financing Available! Inquire about Terms

- Seller Carry Terms: 30% down, Interest Only Payments, Deferred payments for 1 year during construction/renovation or entitlement period. Balloon at 3 years

Other 3rd Party Debt Service Options:

- SBA Loans, Specialty Religious Facility Loans, Owner User Portfolio loans, Private Capital Funding

Grants and other possible incentives to be marketed:

- Grants from State Historical Fund – SHPO, Colorado Community Revitalization Grant, State Historic Preservation Income Tax Credit, etc.



NEIGHBORHOOD ATTRACTIONS



ABOUT DENVER



Denver is the capital and most populous municipality of Colorado, as well as the seat of Denver County. Denver is located in the South Platte River Valley on the western edge of the High Plains just east of the Front Range of the Rocky Mountains.

The Denver downtown district is immediately east of the confluence of Cherry Creek with the South Platte River, approximately 12 miles east of the foothills of the Rocky Mountains.

The 10-county Denver-Aurora-Lakewood, CO Metropolitan Statistical Area is the 19th most populous in the U.S., while the broader 12-county Denver-Aurora, CO Combined Statistical Area has an estimated population of more than 3.4 million residents and is the 16th most populous U.S. metropolitan area.

This bustling metropolis, one of the fastest-growing in the U.S., is set against the backdrop of the Colorado Rocky Mountains and is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle, and urban and natural amenities.

With appealing business opportunities for corporate employers and entrepreneurs, award-winning transit and mobility, and excellence in education, Denver is strengthening its reputation as one of America's most livable cities.

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BROKERAGE TEAM



**MICHELLE
GLASS**

Senior Real Estate Broker
303.868.0011
MichelleDirect@kw.com



**TANERRA
SHIELDS**

Broker Assistant of Operations
217.303.1004
TanerraShields@kw.com





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