

**Price Reduced ~~\$480,000~~
Now \$435,000
2 Units**

709 E. 11th Ave.
Denver, CO 80203



PROPERTY HIGHLIGHTS:

- Capitol Hill Location with Vintage Charm
- A Foodie's Dream: Walk to Countless Dining Options
- Great Owner Occupy Opportunity or Starter Rental
- Unit Mix: Two 2Bed/1Bath Apartments
 - 1st Floor - Prior Rent \$1,400/mo.
 - 2nd Floor - Rented at \$1,200/mo.
- Property Size: 1,606 SF (Building) | 1,800 SF (Lot)
- Year of Construction: 1901



EXCLUSIVELY LISTED BY:

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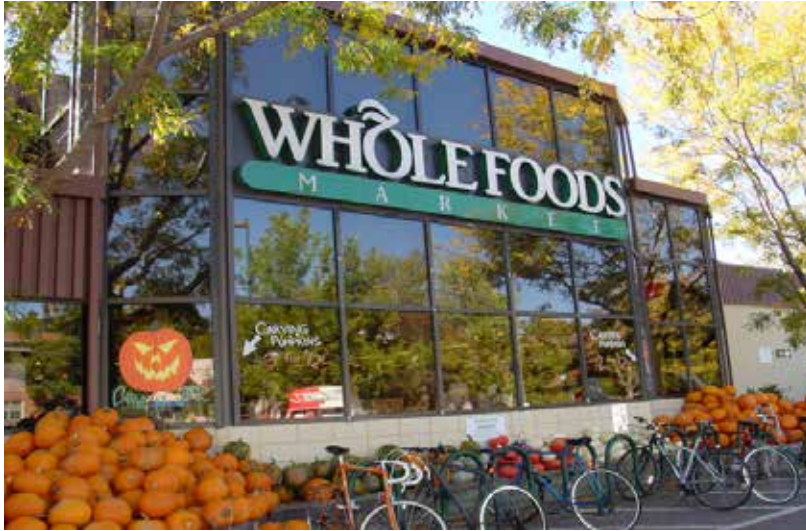
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LOCATION HIGHLIGHTS:



- Located in the heart of Denver's Capitol Hill neighborhood
- Blocks from an array of taverns, restaurants and coffee shops
- Seven blocks from Cheesman Park
- Abundant transportation options
- Convenient to downtown Denver and Cherry Creek
- Walk Score = 89



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