

OWNER USER BRICK & TIMBER BUILDING FOR SALE

OFFICE/RETAIL BUILDING FOR SALE



2162 Lawrence St., Denver, CO 80205

Price: ~~\$5,900,000; (\$319.99/SF)~~

\$5,300,000; (\$282.31/SF)

Size: 18,774 SF on 3 Floors;
~6,265 SF per floor

Site Size: 6,294 Square Feet

Taxes: Non-Profit Owner

County: Denver

Age: 1906 & 1911

Zoning: D-AS-12+ (Downtown
Arapahoe Square)

Roof: White EPDM 2010

HVAC: 4 RTUs 2015, older GFA furnace in
Basement.

Sprinklers: 100% Wet.

Parking: All on-street or off-site.

Potential Uses: Office, retail, restaurant, lodging, or
group home.

Current Use: Active residential treatment facility for
drug & alcohol rehabilitation. Will
vacate prior to closing.

Operating
Expenses: \$3.28/SF



Features:

- Built as the Savage's Candy Factory, employing 65 people in 1914 (pictured above);
- Original Brick & Timber Construction;
- Operative Commercial Kitchen;
- First floor has 5 offices, reception area, large open area, 2 restrooms, dining area & commercial kitchen.
- Second floor has 25 sleeping rooms, central bathroom with showers, and laundry room.
- Basement level has gym, rec. room, entertainment room, 2 private offices and storage.
- 1" Domestic Water Tap; 4" Sprinkler Tap;
- 3 Phase, 4-wire electrical service with 600 Amps capacity at 208 V.



SHELDON • GOLD REALTY INC.
commercial real estate services

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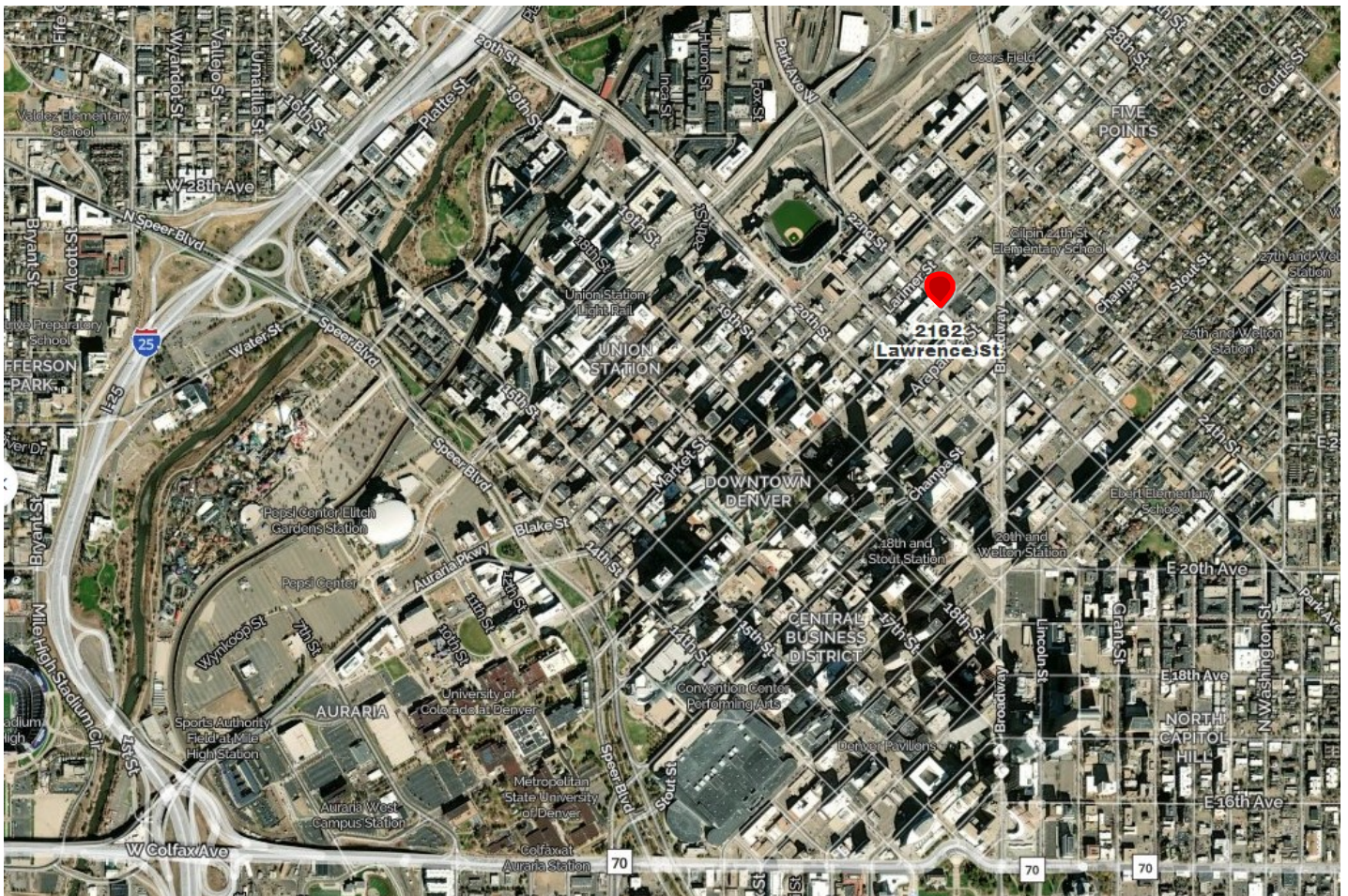
Please Note: Showings require a minimum of 24 hour notice and a confirmation from the property manager. Please wear masks.

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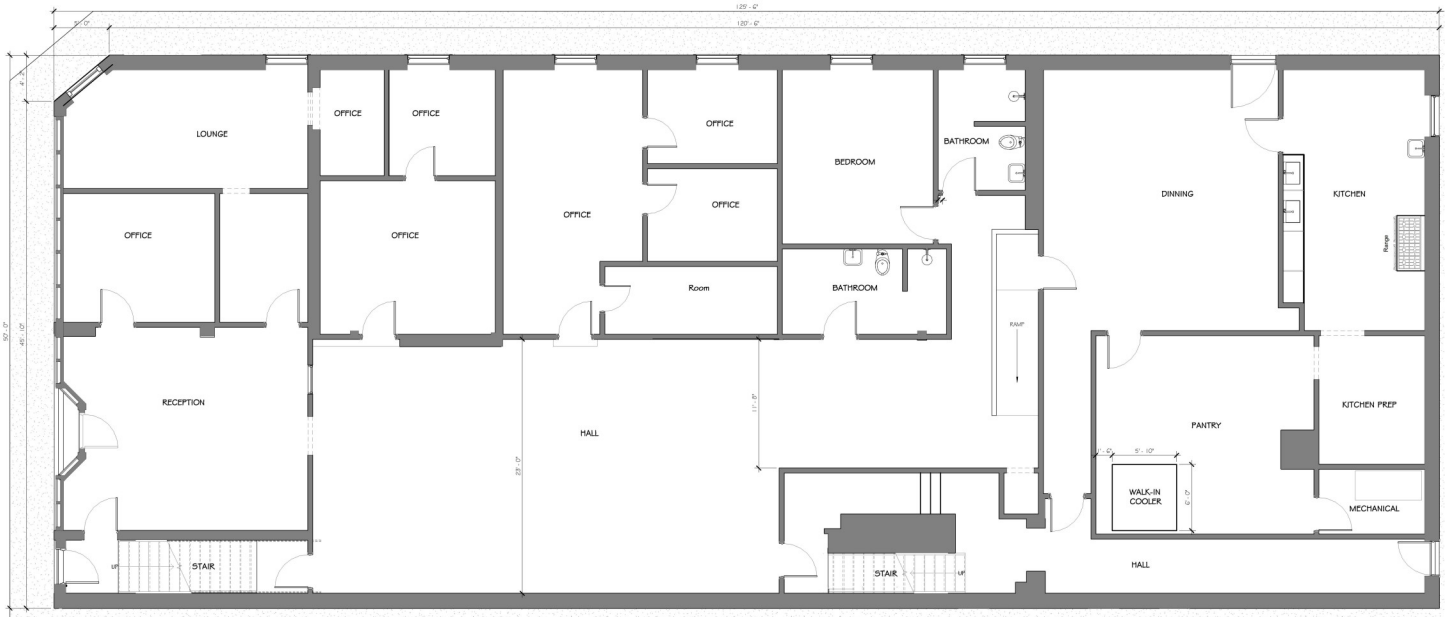
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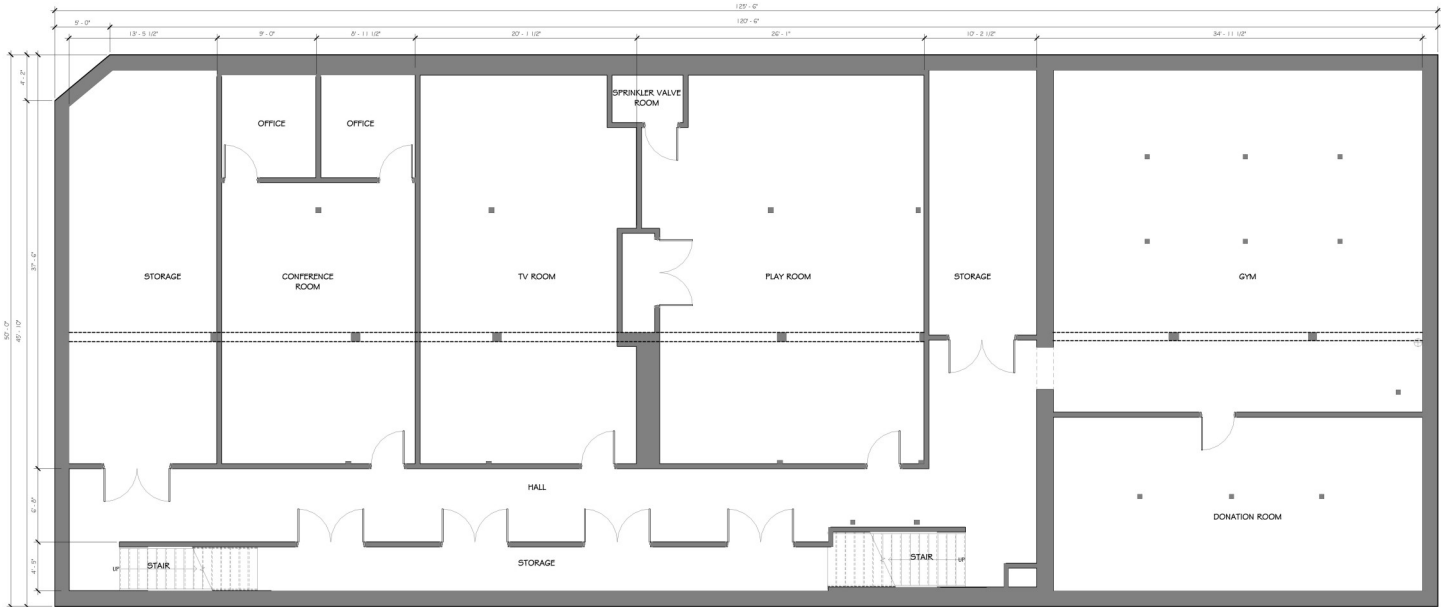
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 

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BASEMENT PLAN
SCALE: 1/4" = 1'-0" 