

# OWNER USER BRICK & TIMBER BUILDING FOR SALE

OFFICE/RETAIL BUILDING FOR SALE



## 2162 Lawrence St., Denver, CO 80205

Price: **\$4,300,000 (\$229.04)** ~~\$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

Historic  
Landmark: Denver Ordinance No. 981



### 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.
- 12' Ceiling Heights on First & Second Floors, 10' in Basement.



SHELDON • GOLD REALTY INC.  
commercial real estate services

**George Moseley**

**Office: 303.741.2500 Cell: 303.204.3581**

9025 E. Kenyon Ave., Suite 100, Denver, CO 80237

gmoseley@sg-realty.com www.sg-realty.com

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

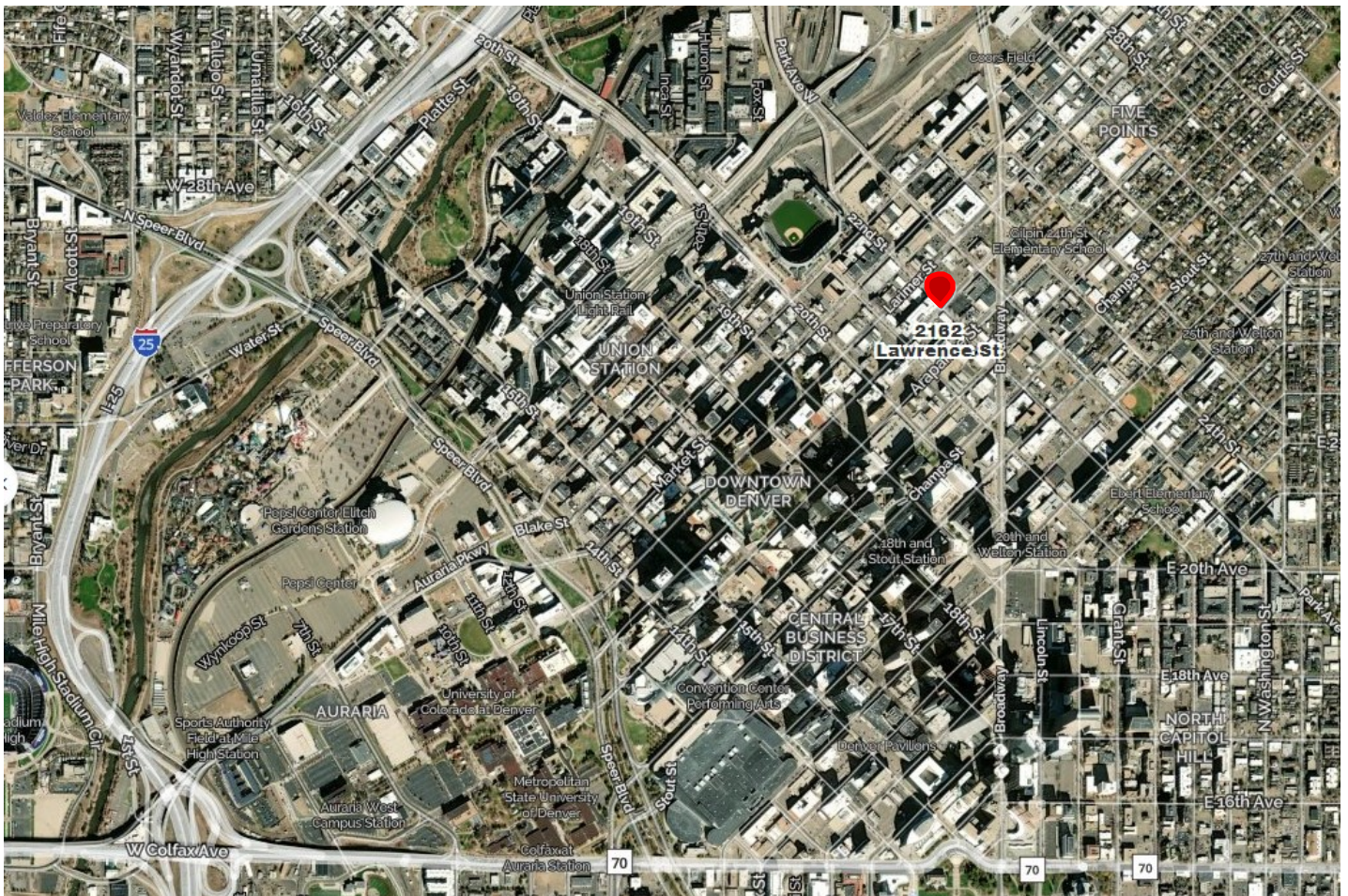
THE INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND INFORMATION ARE SUBJECT TO CHANGE. SHELDON-GOLD REALTY INC. AND ITS BROKER ASSOCIATES, ARE OR WILL BE ACTING AS AGENTS OF THE SELLER/LESSOR WITH THE DUTY TO REPRESENT THE INTERESTS OF THE SELLER/LESSOR. SHELDON-GOLD REALTY INC. WILL NOT ACT AS YOUR AGENT UNLESS AN AGENCY AGREEMENT IS SIGNED AND IN EFFECT.





# OFFICE/RETAIL BUILDING FOR SALE

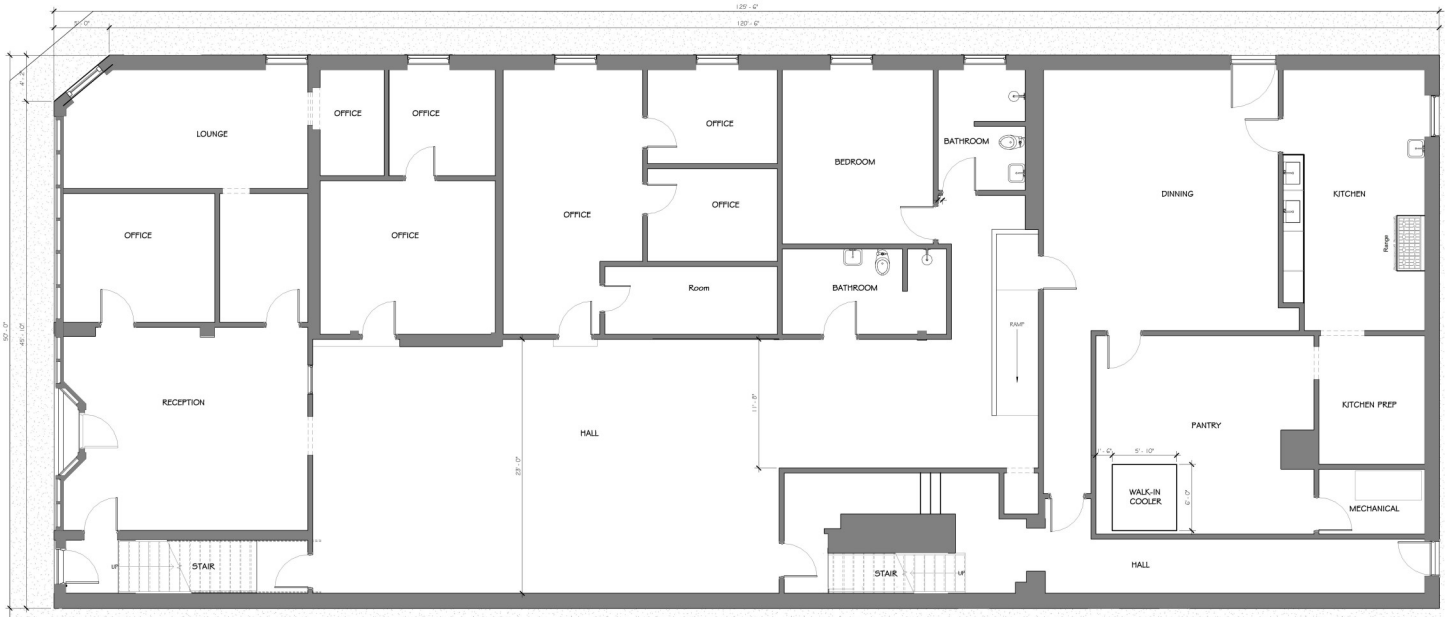
2162 Lawrence St., Denver, CO 80205





# OFFICE/RETAIL BUILDING FOR SALE

2162 Lawrence St., Denver, CO 80205



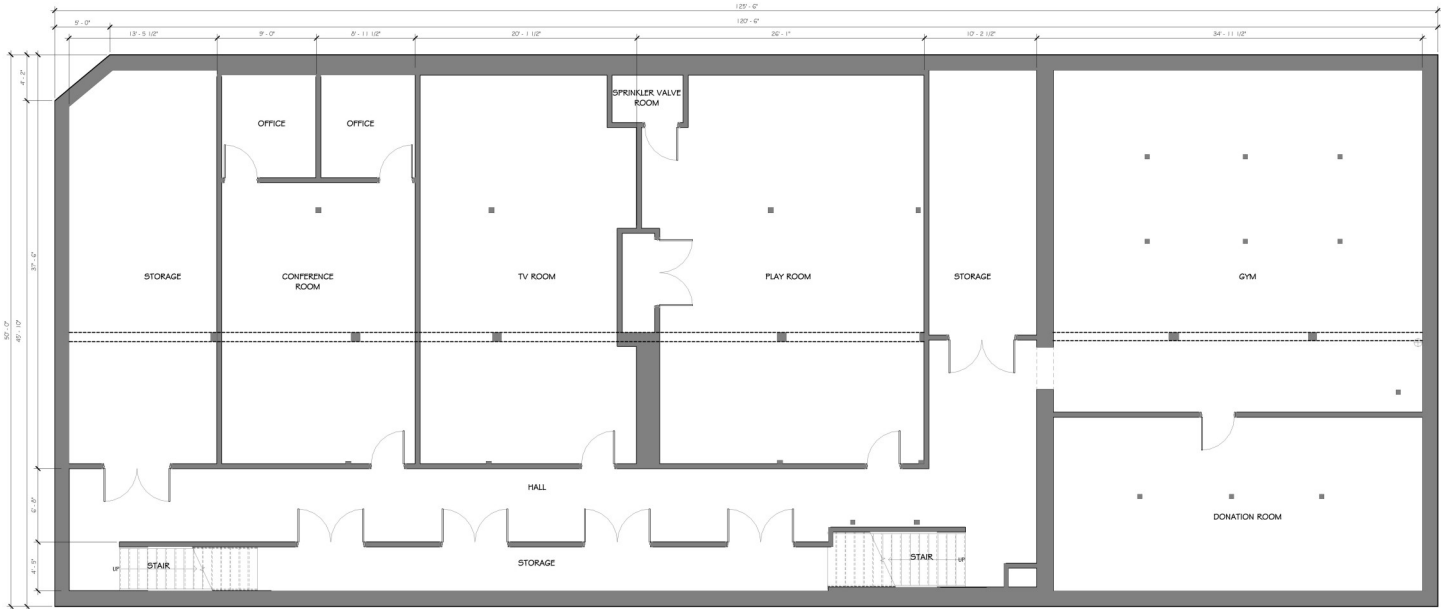
FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

# OFFICE/RETAIL BUILDING FOR SALE

2162 Lawrence St., Denver, CO 80205



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