

# \$750,000 - 5325 Allison Street, Arvada

MLS® #1913502 RE COLORADO Listing Office: Engel & Volkers Denver

## \$750,000

7 Bedroom, 4.00 Bathroom, 3,498 sqft  
Residential on 1 Acres

Old Town Arvada, Arvada, CO

**\*ELIGIBLE FOR UP TO 12K LENDER  
CREDIT AT NO COST TO BUYER\***

Investor's dream or perfect for owner-occupants! This spacious duplex sits on a large lot and offers two separate units with great rental potential. One side features 4 bedrooms and 2 bathrooms, while the other side offers 3 bedrooms and 2 bathrooms. Both units are currently leased at \$2,600 per month, with tenants covering utilities. The property's prime location is just a short walk to Old Town Arvada, where you'll find a variety of shopping, dining, and entertainment options. Additionally, it's steps away from the light rail for easy access to the rest of the metro area. With its sizable land, this property also presents an exciting opportunity for future redevelopment. Don't miss out on this versatile investment!

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**Listing Courtesy of Engel & Volkers Denver**

Built in 1997

## Essential Information

MLS® #	1913502
Price	\$750,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	3,498
Acres	0.56



Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

## Community Information

Address	5325 Allison Street
Subdivision	Old Town Arvada
City	Arvada
County	Jefferson
State	CO
Zip Code	80002

## Amenities

Utilities	Electricity Connected, Internet Access (Wired), Natural Gas Connected, Phone Connected
Parking Spaces	6
Parking	Concrete, Oversized
# of Garages	3
View	City

## Interior

Appliances	Dishwasher, Disposal, Dryer, Oven, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	Evaporative Cooling
Stories	Two

## Exterior

Exterior Features	Dog Run
Lot Description	Sloped
Windows	Double Pane Windows, Storm Window(s)
Roof	Composition

## School Information

District	Jefferson County R-1
Elementary	Lawrence
Middle	Arvada K-8
High	Arvada

## Additional Information

Date Listed                      April 2nd, 2025

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