

\$540,000 - 8020 W 52nd Avenue 8020-8030, Arvada

MLS® #2191493 RE COLORADO Listing Office: REDT LLC

\$540,000

4 Bedroom, 2.00 Bathroom, 1,500 sqft
Residential Income on 0 Acres

Rhodes, Arvada, CO

Each unit offers a comfortable 2-bedroom, 1-bath layout, approximately 750 square feet in size, with two off-street parking spaces. The property generates steady rental income but is under leased to market with current rents ranging from \$1,300 to \$1,500 per month. Comps show rents could be \$1800-2100 per unit per month so there is significant room to add value here.

The seller has priced these for a quick sale and is leaving upside in the transaction for the person that acquires these units. Only minor interior updatesâ€™primarily cosmetic improvements such as fresh paint, flooring touch-ups, and minor repairs needed. Overall units are in good shape!

Could be a great house hack opportunityâ€™live in one unit while renting out the other to offset your mortgage and build equity.

DO NOT DISTURB TENANTS.

RE COLORADO

Listing Courtesy of REDT LLC

Built in 1958

Essential Information

MLS® #	2191493
Price	\$540,000
Bedrooms	4



Bathrooms	2.00
Square Footage	1,500
Acres	0.00
Year Built	1958
Type	Residential Income
Sub-Type	Duplex
Style	Traditional
Status	Active

Community Information

Address	8020 W 52nd Avenue 8020-8030
Subdivision	Rhodes
City	Arvada
County	Jefferson
State	CO
Zip Code	80002

Amenities

Parking Spaces	4
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Interior

Appliances	Dishwasher, Disposal, Dryer, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Stories	One

Exterior

Roof	Composition
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School Information

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

Additional Information

Date Listed	May 7th, 2025
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Listing information last updated on July 17th, 2025 at 1:19pm MDT