

# \$5,769,200 - 1601 Park Avenue, Denver

MLS® #2444244

Listing Office: NorthPeak Commercial Advisors, LLC

## \$5,769,200

0 Bedroom, 0.00 Bathroom, 10,863 sqft

Commercial Sale on 0 Acres

N/A, Denver, CO

Arbory City Park West is a 41-unit condo project that was completed in 2023. There are 14 condos/town homes remaining that have not been sold. NorthPeak Commercial Advisors has been engaged to list two separate packages of condos/town homes for sale. These condos/town homes are also still being marketed individually by Compass Real Estate, simultaneously. The first package available for sale includes four condos (2-1Br/1Ba + Den; 1-2Br/1Ba; 1-2Br/2Ba). This includes units 112, 114, 401, and 503. The asking price for the four condos is \$1,969,200. All condo units have electric heat and cooling through high efficiency mini split heat pump systems. In addition, all condo units have individual Xcel electric meters and tenants pay provider directly for heating/cooling expense monthly. All of these units are projected to pay \$105/monthly utility reimbursement fee and additional \$100/monthly fee for per parking space. The second package available for sale includes six town homes (6-2Br/2.5Ba). This includes units 212, 213, 214, 215, 216 and 217. All units are adjacent to each other and there are no units above or below these town homes located above the podium parking structure. These units have Aquatherm hot water heat, and this expense is included in HOA dues for town home units only. All of these units are projected to pay \$146/monthly utility reimbursement fee and additional \$100/monthly fee for per parking space. Perfectly situated in one of Denver's most



sought-after neighborhoods, City Park West. The Arbory has the enviable convenience of being situated directly between City Park and Uptown while being equal distance from downtown and Cherry Creek, and near Cheesman Park and Denver’s Botanic Gardens. Take advantage of this rare opportunity to own one of 41 condominiums in such a highly sought-after area where you can live, work, and play within walking distance to everything in this thriving, historic neighborhood.

RECOLORADO

**Listing Courtesy of NorthPeak Commercial Advisors, LLC**

Built in 2023

**Essential Information**

MLS® #	2444244
Price	\$5,769,200
Bathrooms	0.00
Square Footage	10,863
Acres	0.00
Year Built	2023
Type	Commercial Sale
Sub-Type	Multi Family
Status	Active

**Community Information**

Address	1601 Park Avenue
Subdivision	N/A
City	Denver
County	Denver
State	CO
Zip Code	80218

**Amenities**

Parking Spaces	10
# of Garages	10

## Additional Information

Date Listed                      January 13th, 2025

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