

# \$1,435,000 - 3700 Osage Street, Denver

MLS® #2446265 RE COLORADO Listing Office: HomeSmart Realty

**\$1,435,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

LoHi, Denver, CO

Incredible mixed-use opportunity in the heart of LoHi! This fully leased property located at 3700-3704 Osage St. features U-MX-3 zoning, offering excellent flexibility and strong future development potential. The building includes a spacious commercial unit currently operating as a ceramics studio, complete with a loading dock and a large roll-up door—ideal for creative or light industrial uses. Upstairs, you’ll find a stylish 1-bedroom residential loft, while the main level offers a separate 2-bedroom residential unit. The property also includes five off-street parking spaces and a detached garage with its own address, currently used for storage. Located in one of Denver’s most desirable neighborhoods, this asset is surrounded by top restaurants, shops, and rapid development activity. Whether you’re looking for a live/work setup, income-producing investment, or long-term redevelopment play, this property checks all the boxes.

RE COLORADO

**Listing Courtesy of HomeSmart Realty**

## Essential Information

MLS® #	2446265
Price	\$1,435,000
Bathrooms	0.00
Acres	0.14
Type	Land



Sub-Type	Improved Land
Status	Active

**Community Information**

Address	3700 Osage Street
Subdivision	LoHi
City	Denver
County	Denver
State	CO
Zip Code	80211

**Amenities**

Parking Spaces	7
Parking	Parking Lot
# of Garages	2

**Exterior**

Lot Description	Level
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**School Information**

District	Denver 1
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**Additional Information**

Date Listed	May 21st, 2025
Zoning	U-MX-3

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