# \$759,000 - 3195 Blake Street 106, Denver

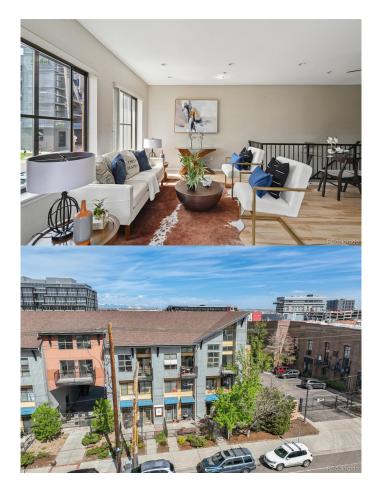
MLS® #7454340 Listing Office: Wisdom Real Estate

# \$759,000

0 Bedroom, 2.00 Bathroom, 1,336 sqft Residential on 0 Acres

RiNo, Denver, CO

**NEW PRICE! OPEN HOUSE FRIDAY 5/16** from 12-3pm! Discover endless potential in this rare live/work condo in Denver's sought-after RiNo Art District, where flexibility meets style in a space that's equally suited for 100% commercial use, 100% residential living, or a seamless blend of both. Zoned C-MU-IO (Commercial Mixed-Use), this dynamic property offers a street-level space that's ideal for high-visibility businesses or vibrant city living, complete with tall ceilings, floor-to-ceiling windows, a private glass-enclosed conference room, and direct access from Blake Streetâ€"making it perfect for a boutique storefront, modern office, gallery, or even a stylish hair salon. Upstairs, the light-filled studio boasts a full kitchen, full bathroom, laundry hook-ups, spacious open-concept layout, tall ceilings, oversized windows, and beautiful city views, providing a peaceful retreat above the buzz of urban life. The entire space has been freshly painted, features loads of recessed can lights, and showcases beautifully refinished wood floors on the upper floor and stylish stained concrete on the lower. Enjoy a private, HOA-maintained front patio shaded by mature treesâ€"perfect for morning coffee, casual client meetings, or simply taking in the energy of one of Denver's most creative neighborhoods. Parking is no problem with three reserved spaces! One parking space is conveniently located in a covered garage directly behind the unit, the other 2 in a secure gated parking lot -





all privately deeded. Located in the heart of RiNo, you're just steps from renowned galleries, breweries, coffee shops, and restaurants. Whether you're launching a business, streamlining your lifestyle, or embracing the best of both worlds, this one-of-a-kind live/work space delivers unrivaled flexibility and urban charm with ample parking. Don't miss this opportunity!

RE@COLORGEO

### **Listing Courtesy of Wisdom Real Estate**

Built in 2002

#### **Essential Information**

MLS® # 7454340

Price \$759,000

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,336
Acres 0.00
Year Built 2002

Type Residential

Sub-Type Condominium

Style Studio, Urban Contemporary

Status Active

# **Community Information**

Address 3195 Blake Street 106

Subdivision RiNo
City Denver
County Denver
State CO
Zip Code 80205

#### **Amenities**

Amenities Gated

Utilities Cable Available, Electricity Available, Internet Access (Wired), Phone

Available

Parking Spaces 3

**Parking** Concrete

# of Garages

City View

#### Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Tile

Counters

**Appliances** Dishwasher, Disposal, Gas Water Heater, Oven, Range, Refrigerator

Heating Forced Air Central Air Cooling

**Stories** Two

#### **Exterior**

Lot Description Near Public Transit

**Double Pane Windows** Windows

Roof Unknown

Foundation Slab

### **School Information**

District Denver 1

Elementary Wyatt

Middle Bruce Randolph

Manual High

# **Additional Information**

**Date Listed** April 21st, 2025

C-MU-10 Zoning

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Listing information last updated on May 14th, 2025 at 7:33pm MDT