

# Hamptons

INTERNATIONAL



**1511 N Lowell Blvd, Denver, CO 80204**

4 🏠 2 🚗

**£720,000**

**(\$950,000)**

## Property details



### Key features

- **Area Description: Metropolitan**
- **Cooling: Other A/C**
- **Fireplace Count: 2 Fireplaces**
- **Heating Type: Forced Air**
- **Sewer: Public**
- **Water: City Water**
- **Special Program: Global Luxury**

### Attributes

-  **Private parking**

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## Description

Rare opportunity to purchase both sides of a duplex- 1511 & 1509 Lowell Blvd-sold together as one full property in the heart of Denver's revitalizing West Colfax neighborhood. Each unit is brick with 2 bedrooms and 1 bath, with fenced yards and area for four parking spaces in the back. These two units are sold together and just blocks from Sloan's Lake, local restaurants, cafes, and minutes to downtown, with convenient access to light rail, highways, and bus lines for easy commuting or a quick getaway to the mountains. Both sides feature high ceilings in the basements and excellent potential for renovation or redevelopment. Most properties in the area, each duplex unit has sold individually, so this is a unique chance to acquire both sides together-perfect for investors, builders, or buyers looking to customize and maximize value. Buyers, live in one unit and rent out the other! The 1509 unit furnace is new and roof for the full duplex is in great condition. No photos of 1511 are available but included in the purchase price. This lot can be split into two parcels. Each unit has a unique address and separate gas and electric meter. Two units for \$999,999.00 - \$500,000 for each unit.













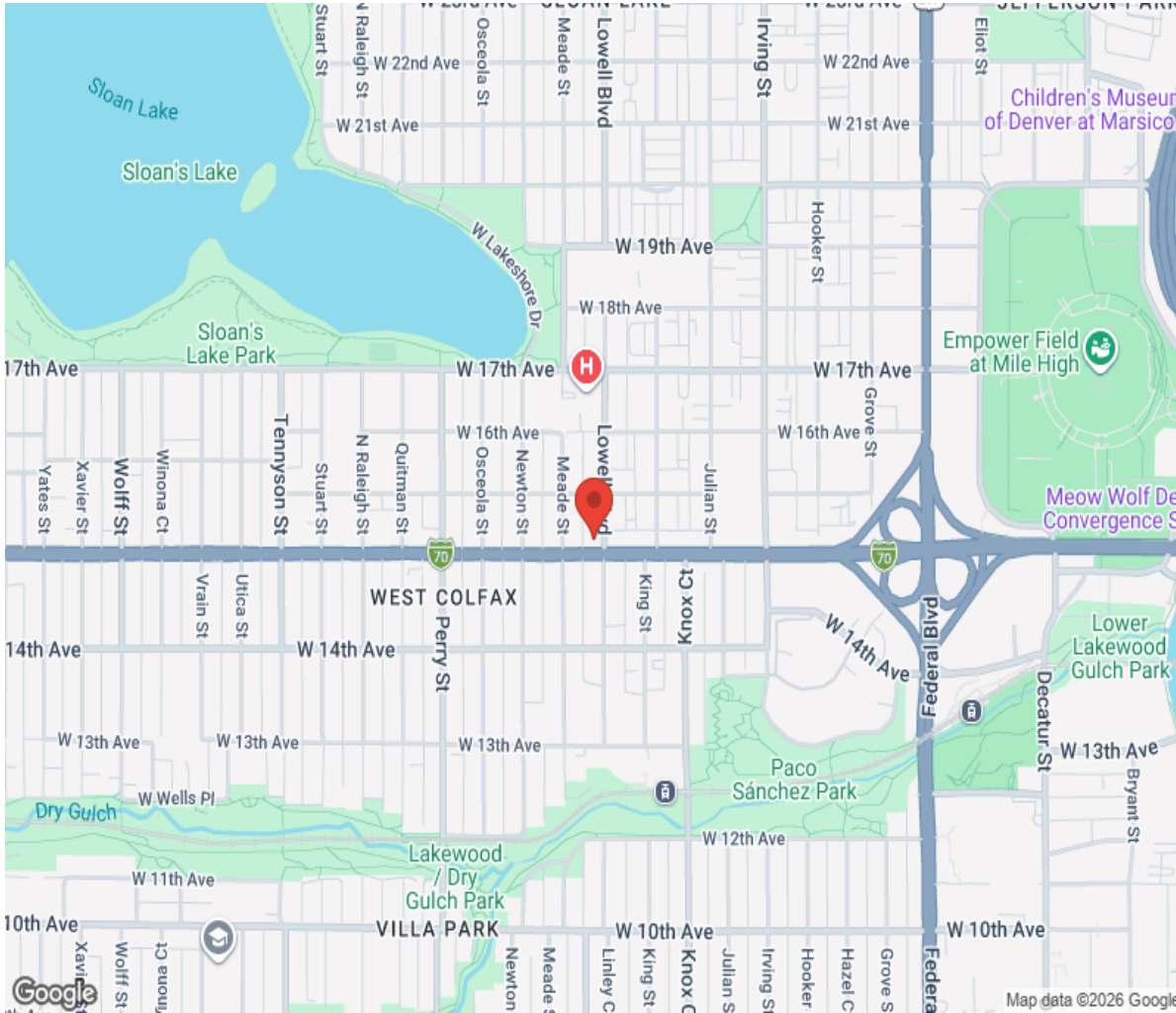








# Location



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