



The Charpiot Building

3070 Larimer Street, Suite 200 | Denver, Colorado 80205

Property Overview

- Office condo available for sale in the beautifully restored Charpiot Building at 31st & Larimer
- 2nd floor unit offers a full kitchen, private & secure entrance on Larimer, and amazing downtown & mountain views
- Unique features include original brick walls, exposed beams & ductwork, and hardwood floors throughout
- Industrial skylights, high ceilings, and tall windows fill this open concept space with natural light
- Unit can potentially be utilized as a live/work space

Sale Price: \$850,000 (\$491.61/SF)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Property Facts

Unit Size:	1,729 SF
Year Built / Renov.:	1884 / 2008
Taxes (2017):	\$9,788.00
Zoning:	I-MX-3

For more information:

Matt Emmons

303 565 3035

memmons@shamesmakovsky.com

1400 Glenarm Place, Suite 100

Denver, CO 80202

303 534 5005

naishamesmakovsky.com

Office Condo For Sale
3070 Larimer | Unit 200
Denver, Colorado 80205



Location & Area Amenities

- Strategically located in the heart of RiNo, minutes from Downtown Denver
- Excellent access to I-25 & I-70
- Multiple transit options including four (4) RTD Light Rail Stations within one (1) mile
- Many of Denver's best restaurants, coffee shops, bars, and galleries within short walking distance
- Ranked a Walker's Paradise with a Walk Score of 91 and a Biker's Paradise with a Bike Score of 95

For more information:

Matt Emmons

303 565 3035

memmons@shamesmakovsky.com

NAI Shames Makovsky

1400 Glenarm Place, Suite 100

Denver, CO 80202

303 534 5005

naishamesmakovsky.com