

# 1600 Race St

ID: 1147351



**1600 Race St, Denver, CO 80206**  
**8,328 SF Class A Office Property**  
**DEN-NE**

## For Sale

Sale Type:	<b>Owner/User</b>	Cap Rate:	<b>%</b>
Sale Price:	<b>\$1,300,000</b>	NOI Method:	
Price/SF:	<b>\$156.10</b>	Available SF:	<b>8,328</b>
Date On Market:	<b>Jul 12 2010</b>	Vacant SF:	<b>0</b>

Listing Company: **Re/Max Affiliates**  
 Agent/Phone: **Fran Schneider (303) 277-1322**

### Listing Notes:

**Wyman District Historical Mansion Zoned Office/Residential. The Best of Both Worlds. Join a List Of Notable Private Owners and Successful Prominent Organizations & Companies. This Property is Approximately 8,328 Square Feet with 11 Offices/Bedrooms, 7 Bathrooms, and a Family Room/Front Reception Area, Formal Living Room/Board Room, Formal Dining Room/Conference Room, 2nd Family Room/2nd Conference Room, Non Conforming Basement Bedroom/Training Room, 4 Fireplaces, 4 Staircases and a Two-Story Carriage House/Possible Separate Rentable Office that's Approximately 880 Square Feet. 5 Off Street Pa**