



**HISTORIC WYMAN DISTRICT  
OFFICE / RESIDENTIAL ZONING  
1627 VINE STREET, DENVER, CO 80206**



**[www.RealEstateInvestmentsForYou.com](http://www.RealEstateInvestmentsForYou.com)**

**\$700,000**

**Historic Wyman District Property Zoned Office / Residential. The Best of Both Worlds.**  
 Join a List Of Notable Private Neighborhood Owners and Successful Prominent  
 Neighborhood Organizations & Businesses. This Property is Approximately 5,077  
 Square Feet with 9 Offices/Bedrooms, 6 Bathrooms, and a Formal Living Room/Front  
 Reception Area, Formal Dining Room/Large Employee Work Area, Family Room/  
 Conference Room, Two Non Conforming Basement Bedrooms/Work Spaces or Storage  
 Areas, 4 Fireplaces, 9 Off Street Parking Spaces and a 6,250 Square Foot Lot. Turn the  
 3<sup>rd</sup> Floor into a Mother-In-Law Suite with 2 Bedrooms/1 Bathroom, Kitchen, and Sun  
 Room. For More Information and a Complete Photo Shoot go to Website listed on  
 Flyer. For a Private Showing Contact Listing Broker.  
**We Double Dog Dare You to Become a part of this Historic Neighborhood!**

**Fran Schneider or  
Sally Ann Roper**

RE/MAX Alliance  
 Office: 303-277-1322  
 Fran's Cell: 720-988-3876  
 FSchneiderCCIM@hotmail.com  
 Sally's Cell: 720-530-5661  
 DenverCOCommercial@gmail.com

The Information in this Flyer is Deemed Reliable But Not Guaranteed. Buyer is responsible for verifying all information.  
 Several Documents with Different Square Footage Amounts. Buyer MUST also Verify Square Footage Amounts!