



\$ 1,250,000



2020 W 37th Ave, Denver, CO 80211

- » Beds: 5 | Baths: 1 Full
- » MLS #: 8121182
- » Single Family | 2,946 ft<sup>2</sup> | Lot: 6,160 ft<sup>2</sup>
- » More Info: [2020W37thAveDenver.IsForSale.com](http://2020W37thAveDenver.IsForSale.com)



Ryan Davis  
 Ryan & CO - Keller Williams  
 (720) 207-3992 (Mobile)  
[ryan@ryanandcolorado.com](mailto:ryan@ryanandcolorado.com)  
<http://www.ryanandcolorado.com>



Keller Williams Real Estate, LLC  
 10375 E. Park Meadows Drive  
 Ste. 100  
 Littleton, CO 80124  
 (720) 207-3992

INCOME Opportunity with this perfect LoHi Triplex. Featuring 3 units, a detached garage, and a large homesite, the opportunity is yours for the taking. Imagine renting all three units as a lucrative investment property, or embracing the house hack lifestyle by living in one unit and renting out the other two essentially living for free! Initial offer couldnt come to an inspection resolution. Seller took off market to complete repairs. New Replaced Sewer Line, Significant Electrical Repairs, Roof Seal Repair, Swamp Cooler Repaired. Step through the main entrance into a charming 1 bedroom/1 bathroom unit, complete with a stackable laundry unit. The spacious kitchen and dining area flow into the open and inviting living room, creating the perfect atmosphere for entertaining. The bedroom, flooded with natural light and hardwood floors, boasts a spacious closet, as well as easy access to the remodeled bathroom. The next 2 units are accessed through the rear entrance. The upper unit is a 2 bedroom/1 bathroom unit welcomes you with the light and airy kitchen and dining area. The open living room is complimented by large windows, bathing the space in natural light, and plenty of wall space. Down the hallway, you're led to two bedrooms, separated by the updated bathroom. Both bedrooms are equipped with ample closet space, and plenty of windows, creating a lively and refreshing ambience. Downstairs, through the lower rear entrance, is a

