



\$ 1,200,000



2020 W 37th Ave, Denver, CO 80211

- » Beds: 5 | Baths: 1 Full
- » MLS #: 8121182
- » Single Family | 2,946 ft² | Lot: 6,160 ft²
- » More Info: 2020W37thAve.lsForSale.com



Ryan Davis
 Ryan & CO - Keller Williams
 (720) 207-3992 (Mobile)
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! Step through the main entrance into a charming 1 bedroom / 1 bathroom unit, complete with a laundry room. 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 bathroom. Accessed through the upper rear entrance, this 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 bathroom. Both bedrooms are equipped with ample closet space, and plenty of windows, creating a lively and refreshing ambiance. Downstairs, through the lower rear entrance, is a beautifully updated 2 bedroom / 1 bathroom unit, equipped with a stacked washer and dryer. Upon entry, you'll find a spacious kitchen, highlighted by a large kitchen island. Though this is a basement unit, there is no shortage of

