




 Single Family
  3250 SQFT
  6 Beds
  3/1 Baths
  1 Car
  0.14 Acre

PROPERTY DETAILS

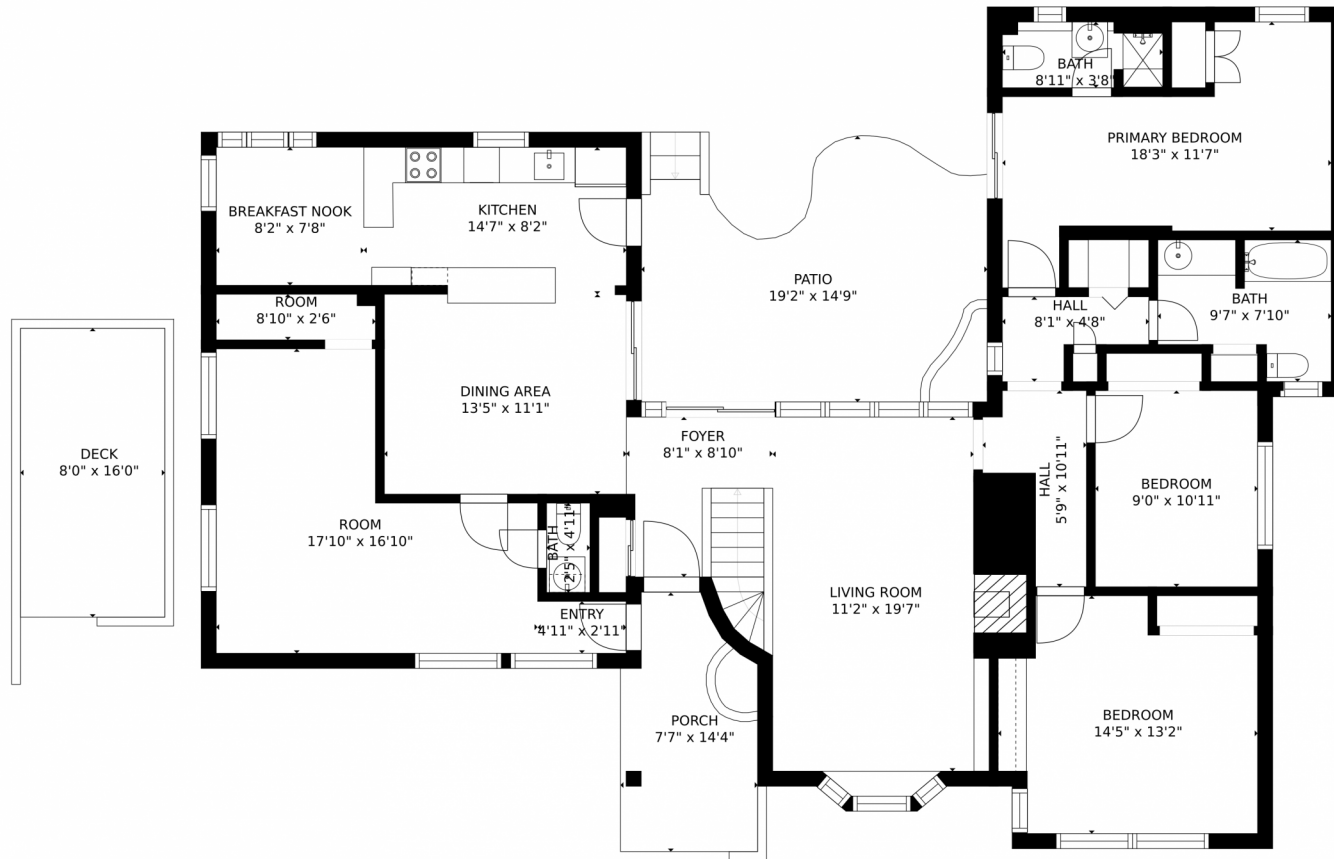
REDUCED MOTIVATED SELLER!! Seller is interested in seeing all offers and will review them as they are submitted! Amazing rental property with a great layout in this home. Turnkey rental property located near DU the current rate is \$5,500.00 with 2 year lease in place and \$8750 security deposit. This home has been a rental for many years and has never been vacant, normally with a waiting list for renters. Cap rate is currently a 5% Seller will be doing a 1031 Exchange and Buyer will need to work with timelines. Recent updates include new roof, gutters, sliding glass doors, blinds, paint and plumbing fixtures. 6 bedroom with 4 bathrooms great open yard and private court yard with 1 car garage and large driveway. Home is being sold as is - where is with a brand new home warranty in place that is fully transferable.



Tonie Benetti
303-210-7336
tonie@tbkrealstate.com
<https://www.tbkrealstate.com>



2395 E Wesley Avenue, Denver, CO 80210 – Main Level



GROSS INTERNAL AREA
FLOOR 1: 1156 sq. ft, FLOOR 2: 1688 sq. ft
EXCLUDED AREAS: , DECK: 128 sq. ft
PATIO: 235 sq. ft, PORCH: 96 sq. ft
TOTAL: 2844 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



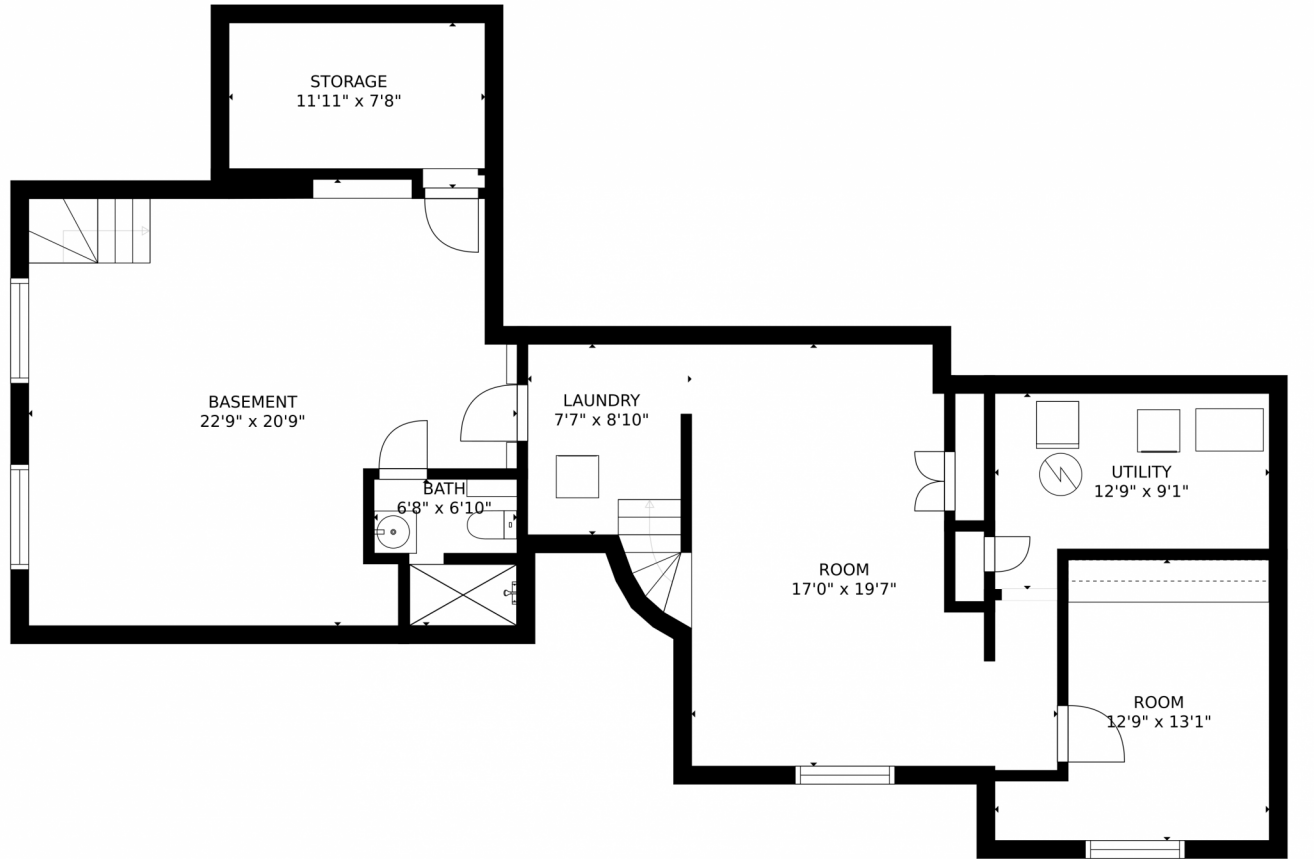
Tonie Benetti
303-210-7336
tonie@tbkrealstate.com
<https://www.tbkrealstate.com>



Scan code
for more
property
details



2395 E Wesley Avenue, Denver, CO 80210 – Basement



GROSS INTERNAL AREA
FLOOR 1: 1156 sq. ft, FLOOR 2: 1688 sq. ft
EXCLUDED AREAS: , DECK: 128 sq. ft
PATIO: 235 sq. ft, PORCH: 96 sq. ft
TOTAL: 2844 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



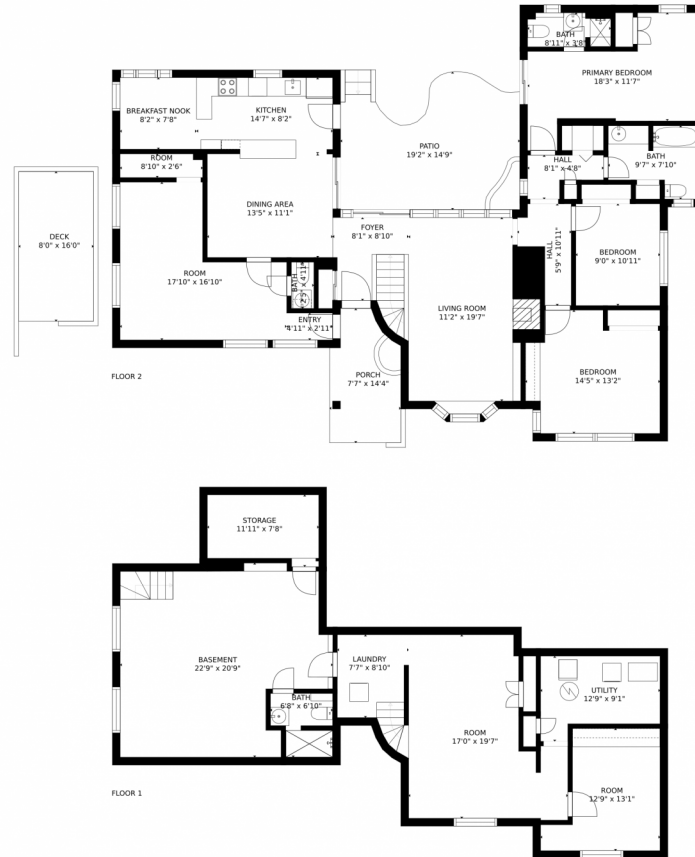
Tonie Benetti
303-210-7336
tonie@tbkrealstate.com
<https://www.tbkrealstate.com>



Scan code
for more
property
details



2395 E Wesley Avenue, Denver, CO 80210 – All Levels



GROSS INTERNAL AREA
FLOOR 1: 1156 sq. ft, FLOOR 2: 1688 sq. ft
EXCLUDED AREAS: , DECK: 128 sq. ft
PATIO: 235 sq. ft, PORCH: 96 sq. ft
TOTAL: 2844 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Disclaimer: Sizes and Dimensions are Approximate, Actual May Vary.



Tonie Benetti
303-210-7336
tonie@tbkrealstate.com
<https://www.tbkrealstate.com>

