

 Single Family
  1912 SQFT
  4 Beds
  2/1 Baths
  2 Car
  0.36 Acre

## PROPERTY DETAILS

REDUCED - MOTIVATED SELLER!! GREAT OPPORTUNITY! Bring offers!!

THIS HOME FEATURES A TINY HOME AND 2 MORE UNITS LIVE IN ONE AND RENT OUT THE OTHERS GREAT LOCATION AND WONDERFUL WAY TO MAKE YOUR MORTGAGE PAYMENT!

Incredible opportunity to live in one area of the home and rent out 2 others or use as your own personal residence, could be a mother in law or multi generational living, updated and move in ready!

Main floor is 2 bed 1 1/2 bath, 2nd floor is 2 bed 1 bath both have separate entrances and loads of privacy BONUS is a Tiny Home and spacious yard with patios and plenty of parking including an attached 2.5 car garage that is fully finished with epoxy floor, cabinets and heated. This home has been used as a AirBnB/VRBO and is rarely available, Denver County requires a homeowner to live on the premises so you can choose your living area. Tesla Solar Panels run \$118 per month and 15 years



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of a 20 year lease remain buyer will need to assume.

Tiny home income \$1,200 per month; Guest suite \$2,000 per month furniture included in tiny home and guest suite. New boiler 2021



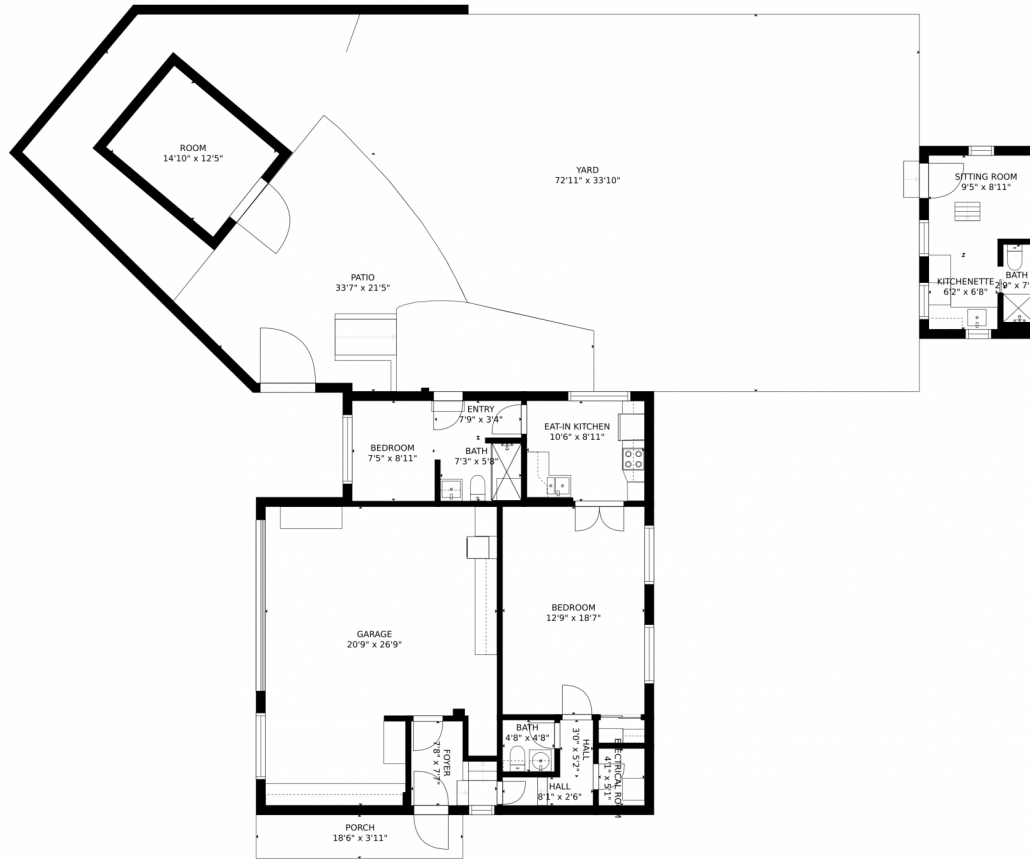
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# 5205 E Missouri Avenue, Denver, CO 80246 – Main Level



GROSS INTERNAL AREA  
FLOOR 1: 896 sq. ft., FLOOR 2: 1066 sq. ft.  
EXCLUDED AREAS: , GARAGE: 498 sq. ft  
PATIO: 490 sq. ft., PORCH: 72 sq. ft  
DECK: 243 sq. ft  
TOTAL: 1961 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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



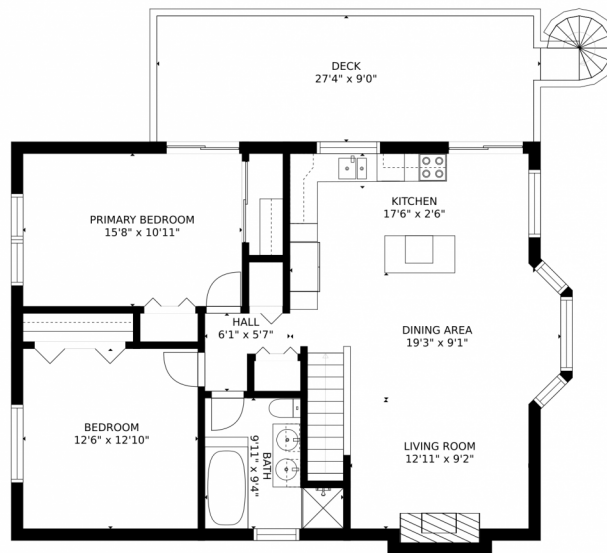
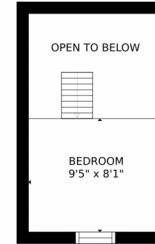
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# 5205 E Missouri Avenue, Denver, CO 80246 – Upper Level



GROSS INTERNAL AREA  
FLOOR 1: 896 sq. ft., FLOOR 2: 1066 sq. ft.  
EXCLUDED AREAS: , GARAGE: 498 sq. ft.  
PATIO: 490 sq. ft., PORCH: 72 sq. ft.  
DECK: 243 sq. ft.  
TOTAL: 1961 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



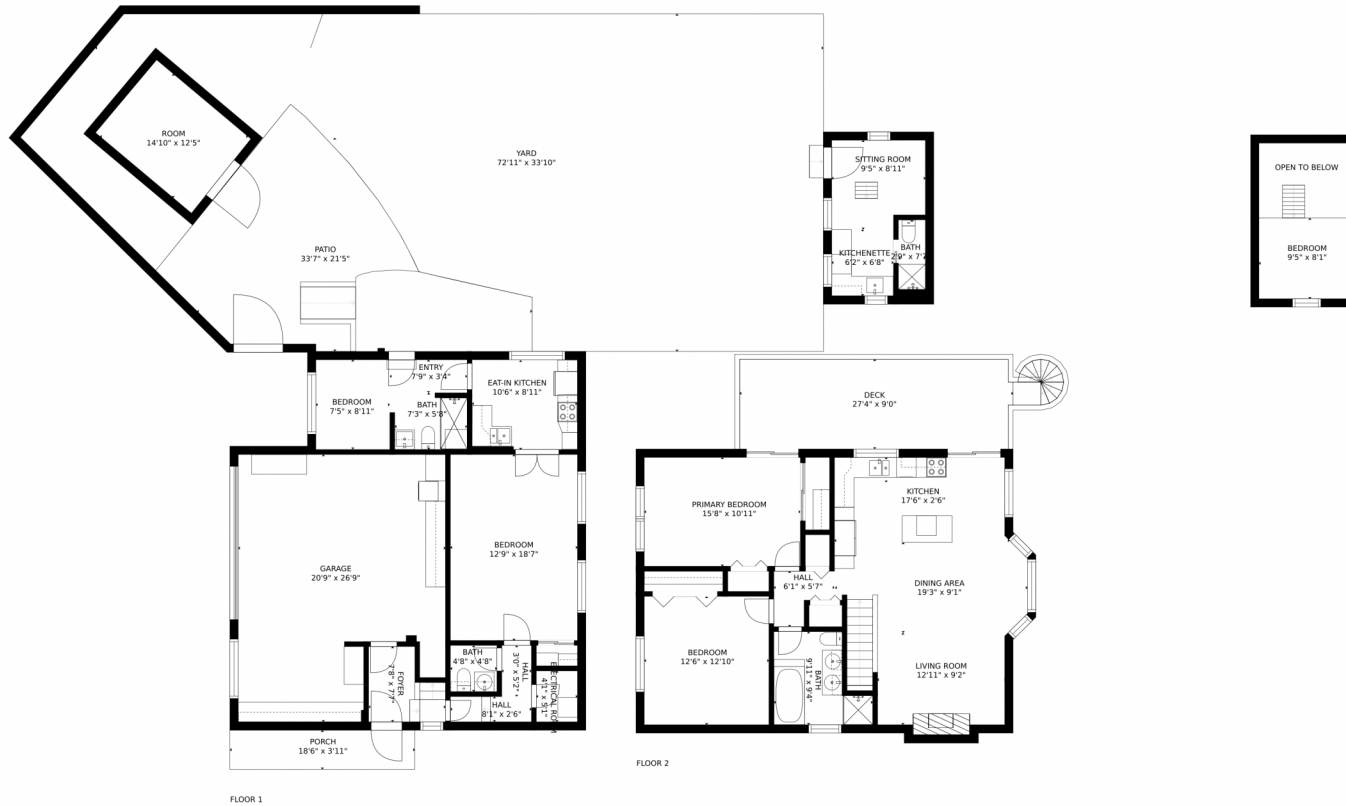
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# 5205 E Missouri Avenue, Denver, CO 80246 – All Levels



GROSS INTERNAL AREA  
FLOOR 1: 896 sq. ft., FLOOR 2: 1066 sq. ft.  
EXCLUDED AREAS: GARAGE: 498 sq. ft.  
PATIO: 490 sq. ft., PORCH: 72 sq. ft.  
DECK: 243 sq. ft.  
TOTAL: 1961 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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