

# THE DAWN

945 MARION STREET



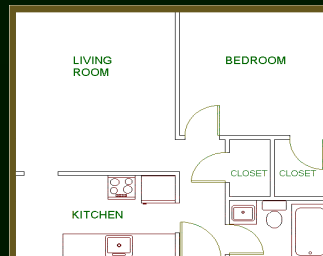
Call (720) 210-8454 / (303) 864-9040  
[www.distinctiveflats.com](http://www.distinctiveflats.com)

Rare opportunity for this immaculate one bedroom in a clean remarkable building from the 1920's! Located on a tree-lined street and just two blocks from Cheesman Park and nearby to boutiques, bistros, coffee shops, theaters, and much more.

Units include exquisite hardwood floors, A/C, D/W, French windows, spacious floor plans with great light, additional storage units, and garage parking add to the buildings unique appeal.

## INSIDE STORY:

BEDROOMS :	ONE
BATH:	ONE
FLOORS	WOOD & TILE
RENT:	\$750 -\$900 + elec
DEPSIT:	1 MONTH RENT
LEASE:	12 MONTHS
LAUNDRY STORAGE	ON-SITE 1 STORAGE LOCKER & BICYCLE ROOM



\*Prices are subject to change with or without notice