

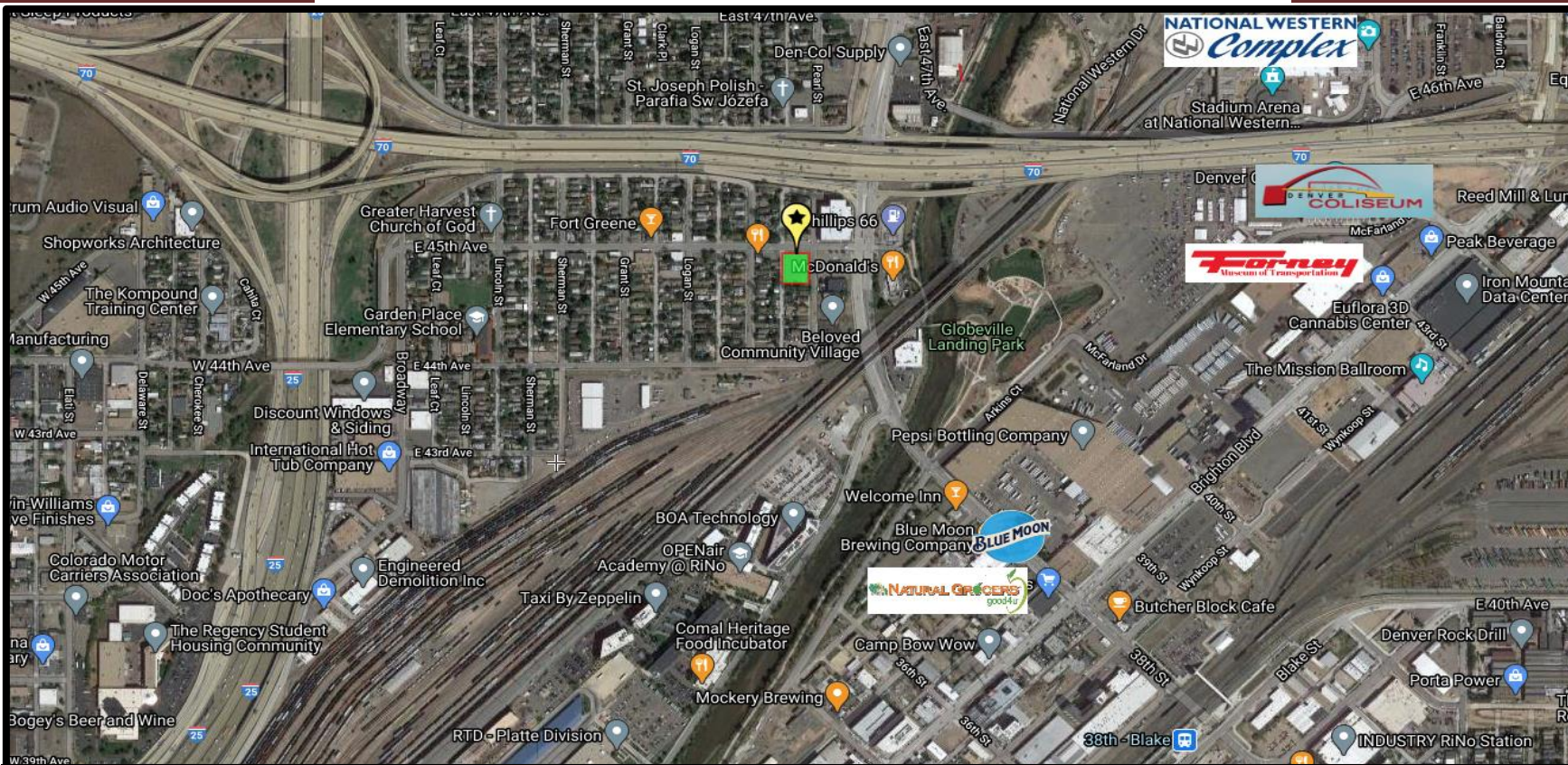


Globeville Multi-Family Development Opportunity

522 E. 45th Ave. & 4471 N. Pearl St.

Denver, CO 80216

Win King, Broker
 King Commercial Real Estate
 1624 Market Street, Suite 202
 Denver, Colorado 80202
 Phone: 303.376.6333
 Email: win@kcrendenver.com
 Website: www.kcrendenver.com



LOCATION: 522 E. 45th Ave. & 4471 N Pearl St.
 Denver, CO 80216

2019 TAXES: 522 E. 45th Ave: \$11,007.26
 4471 N. Pearl St: \$10,345.98

LEGAL DESCRIPTION: L17 to L24 INC BLK 6 GARDEN PLACE

ASKING PRICE: \$1,175,000.00 (\$47.00/SF)

SITE SIZE: 25,000 Square Feet

ZONING: U-XS-3 OU-1, UO-2

COMMENTS: This excellent neighborhood development site sits in an ideal part of Globeville. Central to RiNo and the Platte River, it also benefits from access to Fox Street Station via an off-the-beaten-path over 1-25 and the Western Complex under I-70.

Proudly co-listed with Urban Neighborhoods, Inc.



Globeville Multi-Family Development Opportunity

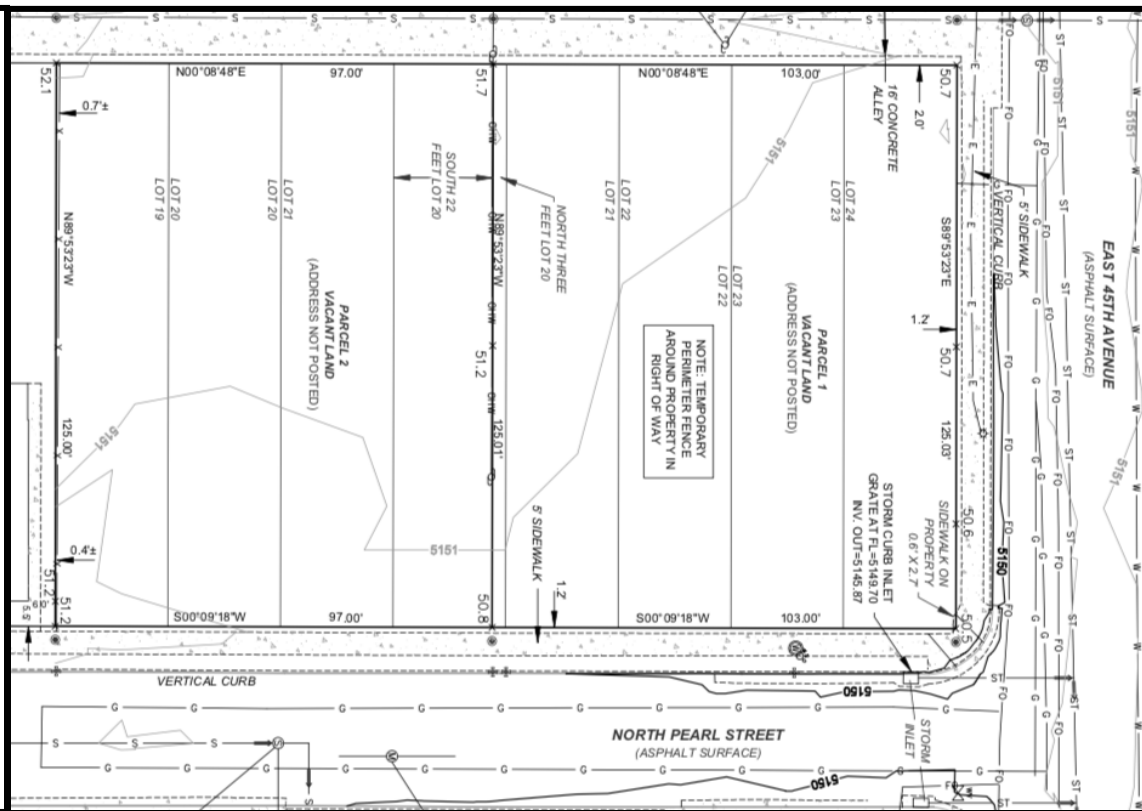
522 E. 45th Ave. & 4471 N. Pearl St.

Denver, CO 80216

Win King, Broker
King Commercial Real Estate
1624 Market Street, Suite 202
Denver, Colorado 80202
Phone: 303.376.6333
Email: win@kcrenver.com
Website: www.kcrenver.com

This niche community's location affords great access to I-25 & I-70 as well as close proximity to the Coliseum, Forney Museum and National Western Center (a 250-acre mixed-use development being developed by the City, CSU and the Western Stock Show bringing entertainment, education, research and business to the largest stock show complex in the country).

These 8 contiguous lots, offering 25,000 SF of land area are perfect for apartments, workforce housing or entry level town homes. The zoning allows for mixed-use projects up to 3-stories and sits in an Enterprise Zone.



Topographic Land Plat Survey (LPS) dated August 20, 2015

Proudly co-listed with Urban Neighborhoods, Inc.