

Downtown Denver

**SALE**  
**745 N. Federal Blvd.**

**@ W 38TH AVENUE**  
Denver, CO 80204

**PRESENTED BY:**

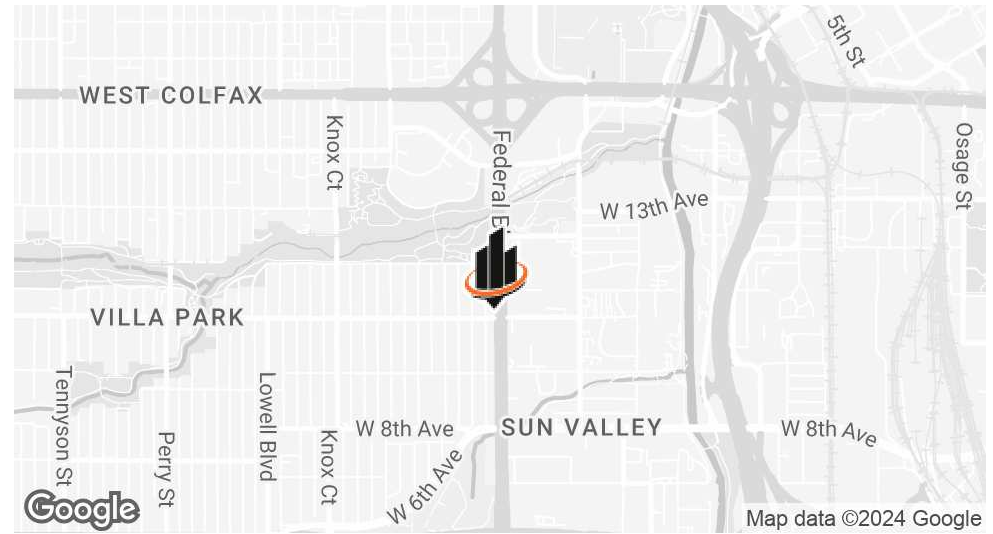
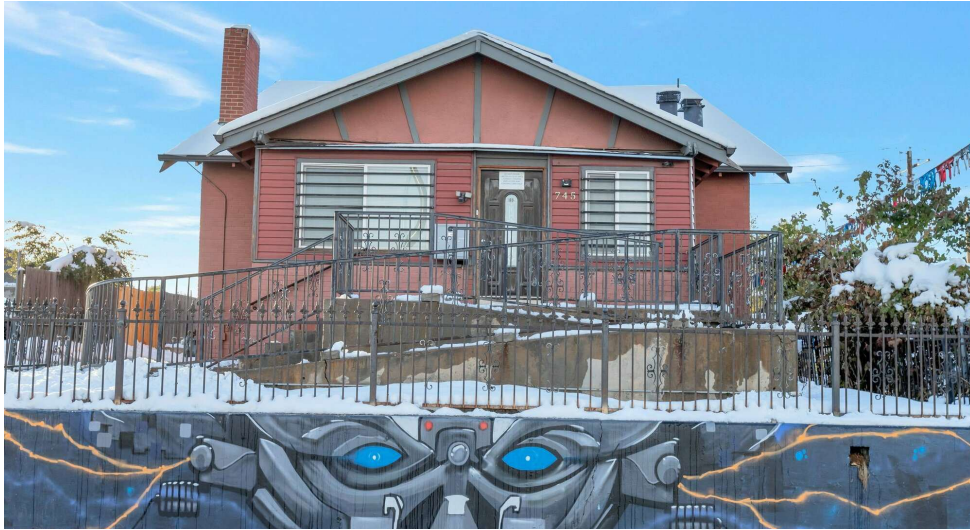
**ELIZABETH LEDER**  
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FEDERAL BLVD 36,652 AADT

**SUBJECT PROPERTY**  
745 Federal Blvd



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>BUILDING SIZE:</b>	4,174 SF
<b>LOT SIZE:</b>	0.22 Acres
<b>NUMBER OF UNITS:</b>	3
<b>PRICE / SF:</b>	\$359.37
<b>YEAR BUILT:</b>	1934
<b>RENOVATED:</b>	2024
<b>ZONING:</b>	E-MX-3, UO-2, UO-3

## PROPERTY OVERVIEW

Discover a prime owner/user opportunity at 745 N. Federal Blvd., where. This property, once a home built in 1934, is ideally located near 6th Ave, offering a fully built-out loft on the top floor and a basement space perfect for an apartment for an owner/user. The main floor, previously used for cannabis extraction, presents versatile options for office or small commercial kitchen use. Meticulously updated by the owner, this property also provides rear parking and is situated in an Enterprise Zone. With the option to acquire cannabis manufacturing licenses and a medical marijuana sale license, this superbly located property offers an outstanding opportunity for owner/users seeking a distinctive space in a prime Denver location.

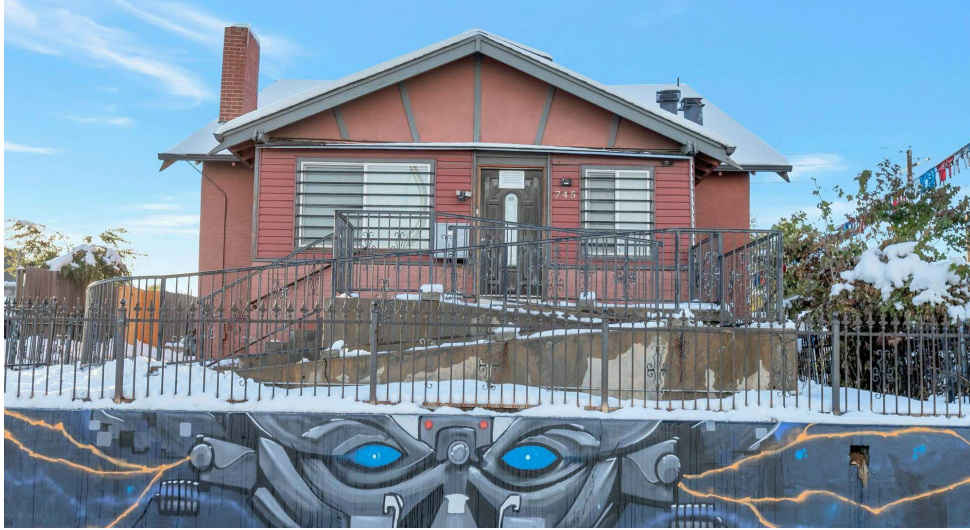
## PROPERTY HIGHLIGHTS

- Zoned U-MX-3 for versatile adaptive reuse/redevelopment opportunities
- Located almost immediately next to 6th Avenue
- Minutes from Downtown Denver
- Can be used as a commercial kitchen

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## PROPERTY DESCRIPTION



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745 N. FEDERAL BLVD. | 745 N. Federal Blvd. Denver, CO 80204

## LOCATION DESCRIPTION

The property at 745 N. Federal Blvd. offers a prime location right by 6th Ave. and I-25 in Denver, Colorado with convenient access to the city's amenities.

The property, formerly a home built in 1934, is situated in an Enterprise Zone, providing potential tax benefits for the owner or investor. The surrounding area is a mix of residential and commercial spaces, offering a versatile environment for various business endeavors. With easy access to major roadways, nearby points of interest, and the potential for live-work opportunities, this location is superb for those seeking a unique property and promising potential for growth and development.

## ADDITIONAL HIGHLIGHTS

- 
- 6 parking spots
- 3-phase electrical (120/208V)
- Handicap accessible ramp to main level
- 3 live/work or apartment rentals on all three floors
- Enterprise Zone
- HUB Zone



8th Ave

FEDERAL BLVD

SUBJECT PROPERTY  
745 Federal Blvd

# MAIN LEVEL OFFICE/COMMERCIAL KITCHEN/RETAIL 2BD/2BA APARTMENT



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# TOP FLOOR LOFT/OFFICE 1BD/1BA/KITCHEN



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**BASEMENT OFFICE/APARTMENT 2BD/2BA KITCHEN (JUST REMODELED)**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

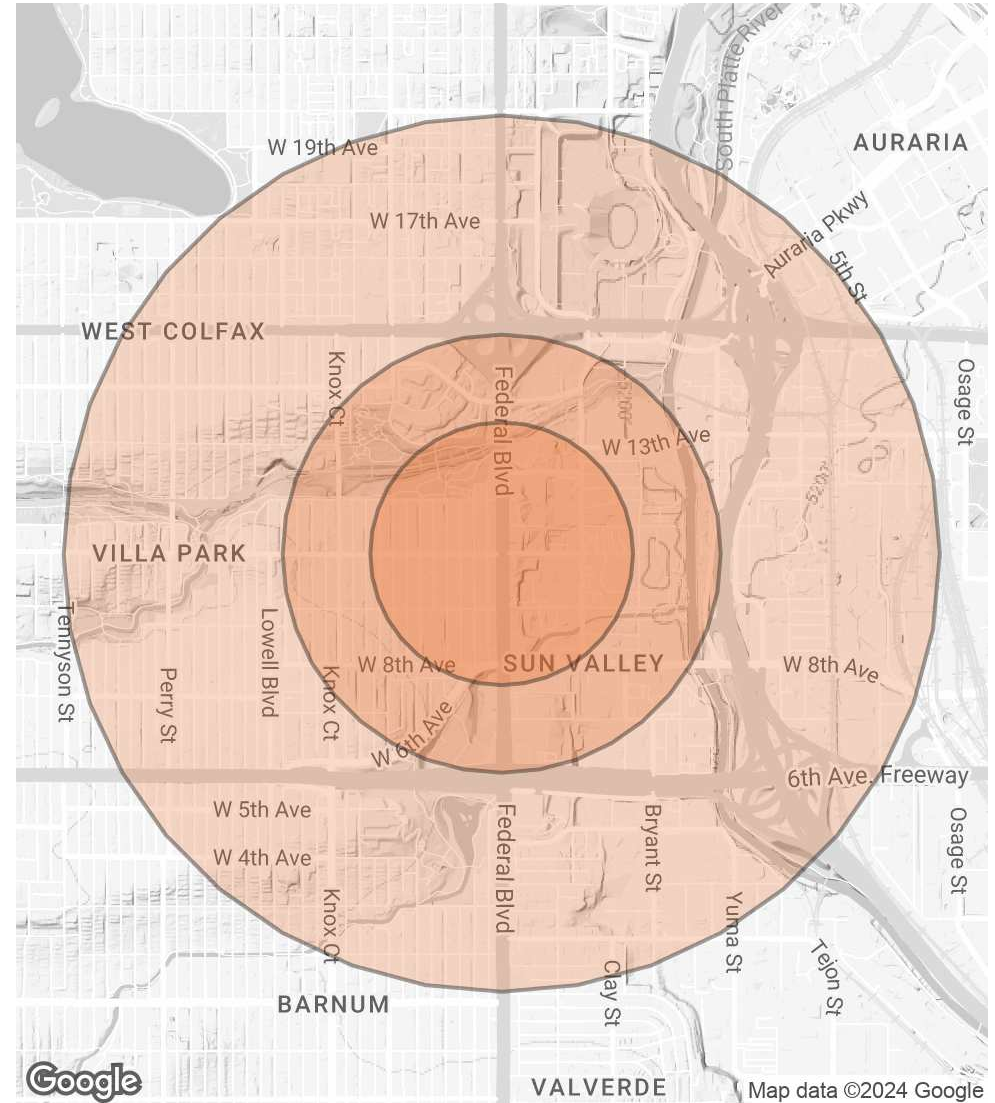
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,738	5,334	17,064
AVERAGE AGE	31	32	34
AVERAGE AGE (MALE)	30	31	34
AVERAGE AGE (FEMALE)	32	33	35

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	646	2,275	7,185
# OF PERSONS PER HH	2.7	2.3	2.4
AVERAGE HH INCOME	\$66,027	\$82,404	\$107,558
AVERAGE HOUSE VALUE	\$621,519	\$760,502	\$767,297

Demographics data derived from AlphaMap

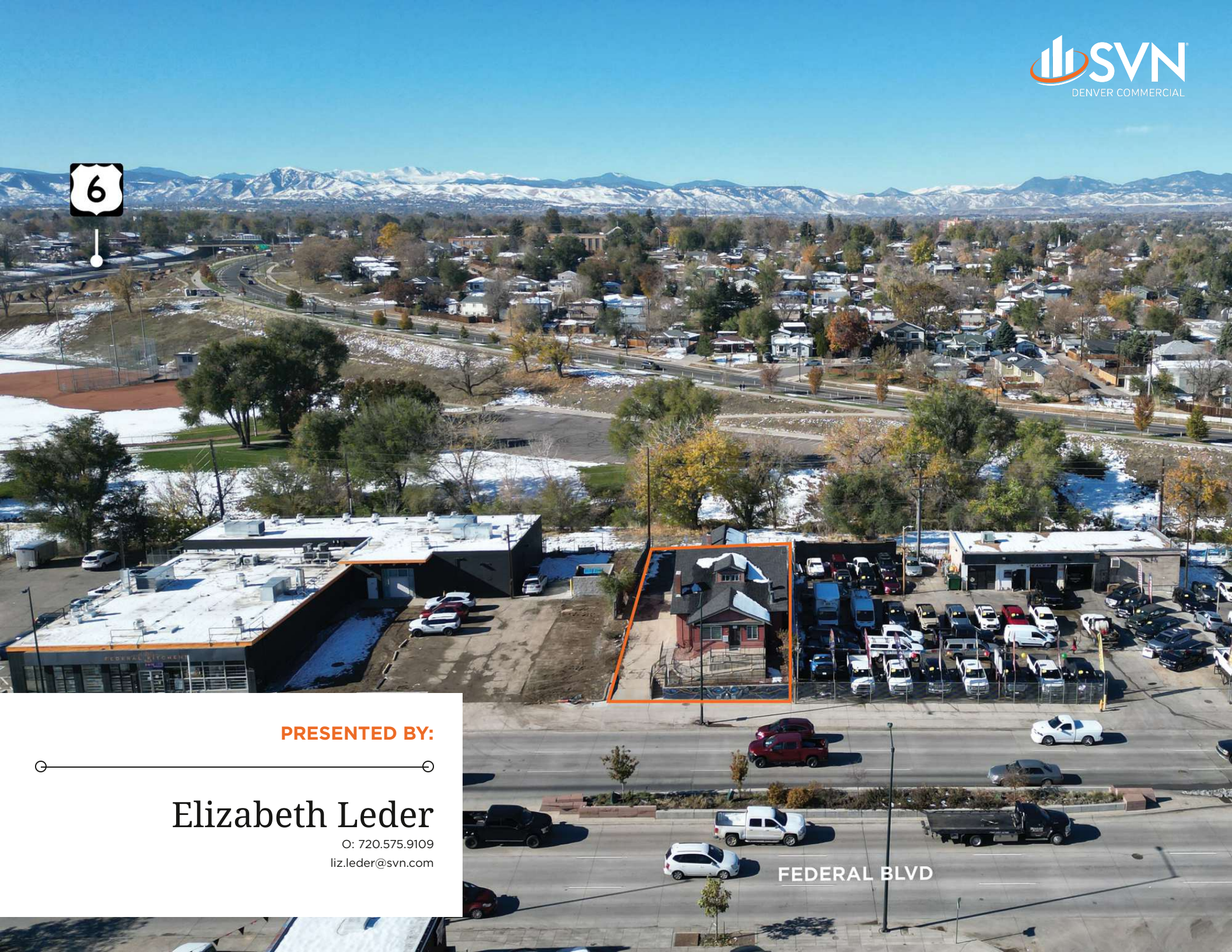


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