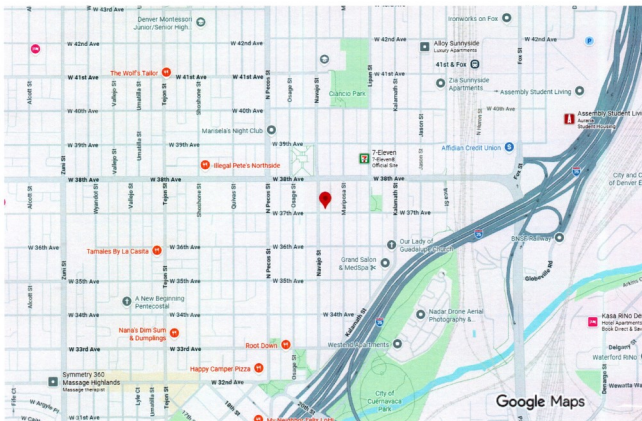


FOR SALE - DEVELOPMENT OPPORTUNITY

LOHI/HIGHLANDS



Location:	3700 Navajo Street Denver, 80211
Building Size:	4,351 sq ft
Lot Size:	6,051 sq ft
Taxes:	\$18,078
Sales Price	\$1,600,000



Exceptional development opportunity in the heart of LoHi/Highlands. Highly visible, south-facing corner lot at 3700 Navajo Street offering strong redevelopment potential in one of North Denver's most desirable neighborhoods. The property consists of an existing 4,351 sq ft building on a 6,051 sq ft lot and is zoned U-MX-3, allowing for mixed-use or residential development up to 3 stories / 45 feet with no parking minimums. Permitted uses include multi-unit residential, live/work, office, retail, restaurant, and mixed-use configurations. Prime location with excellent street exposure, walkability, and proximity to downtown Denver, Highlands Square, and major transportation corridors. Rare opportunity to secure a prominent corner parcel in a high-demand infill location. Owner financing available.

Contact:

Billy Halax—303.550.1211 halax@303realestate.com

Cole Halax—303.548.6222 cole@303realestate.com