

# 1237, 1247, 1257 S BANNOCK ST

DENVER, CO 80223

SALE PRICE  
**\$2,325,000**

**JUST SOUTH OF THE NEW NWSL SOCCER STADIUM**

**LIVE / WORK OPPORTUNITY!**

 **INDUSTRIAL REDEVELOPMENT OPPORTUNITY**



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# PROPERTY HIGHLIGHTS

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## PROPERTY OVERVIEW

Unique Properties is proud to offer For Sale an Industrial Zoned Property consisting of three contiguous lots suitable for live/work, with a total land area of 21,870 sf, located in the West Broadway Addition of Denver. This is an area undergoing significant re-development addressed as 1237, 1247 and 1257 South Bannock Street, this property is located just south of the intersection of S. Bannock and West Arizona Ave. The current Zoning is I-A (Light Industrial). All three lots have frontage on the west side of S. Bannock Street and can also be served by an alley. Existing improvements consist of a single-family home with a detached garage / shop on a 6,250 sf lot at 1237 South Bannock; another single family home on a 6,250 sf lot at the 1247 South address and a 2,156 sf light industrial building on a 9,370 sf lot at the 1257 South Bannock address. Each of the individual properties are currently leased month-to-month. There is the possibility of extending terms of the leases which may provide income sufficient to offset holdings costs until a re-development concept can be approved.

This Central Market area location is easily accessed from South Santa Fe Drive (US 85) or South Broadway via West Florida Ave or West Mississippi Ave.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,699	73,569	202,687
<b>Total Population</b>	14,813	160,370	441,104

<b>Sale Price:</b>	\$2,325,000
<b>1237 S Bannock – House</b>	965 SF
<b>1237 S Bannock – Shop</b>	914 SF
<b>1247 S Bannock – House</b>	1,176 SF
<b>1257 S Bannock – Industrial Buildings</b>	2,156 SF
<b>Total Building SF:</b>	5,211 SF
<b>Total Lot Area:</b>	21,870 SF
<b>Price/SF (Land):</b>	\$106.31/SF
<b>Zoning:</b>	I-A/ UO-2
<b>Existing Water Taps:</b>	3 x 3/4"
<b>Total Taxes (2024):</b>	\$12,710
<b>Environmental:</b>	Clean Phase I Report Available



# ADDITIONAL PHOTOS & ZONING



1237 S BANNOCK



1247 S BANNOCK



1257 S BANNOCK



## LIVE/WORK OPPORTUNITY

1237/1247/1257 S. BANNOCK, DENVER, CO 80223

**Denver I-A zoning allows the following uses, subject to limitations or zoning permit review:**

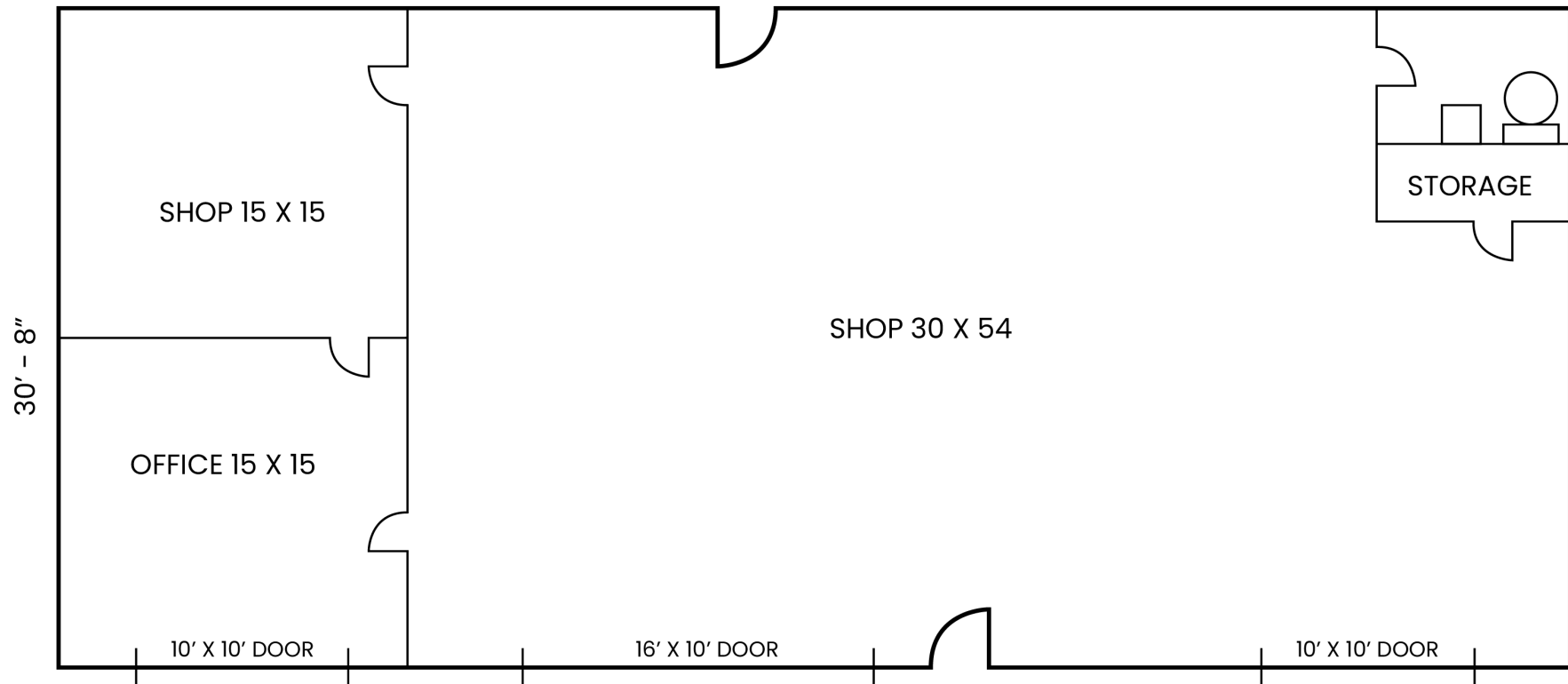
A live/work business, vehicle repair and maintenance business, auto parking and garages use, automobile towing and storage, retail sales-service-repair business, auto-motorcycle rental, auto emissions inspection, commercial vehicle storage, construction and trade business, arts studio, courier and transportation services business, fire arm sales-service-repair, commercial products repair and service business, kennel, animal sales and services, manufacturing and fabrication business, community center, day care center, vocational or professional training, community services, religious assembly, eating or drinking establishment, food preparation and sales, dental and medical services, R&D laboratory, recycling business, wholesale trade business, self and mini storage facility. Many other uses may be possible at the excellent location.



# FLOOR PLAN



70' - 0"

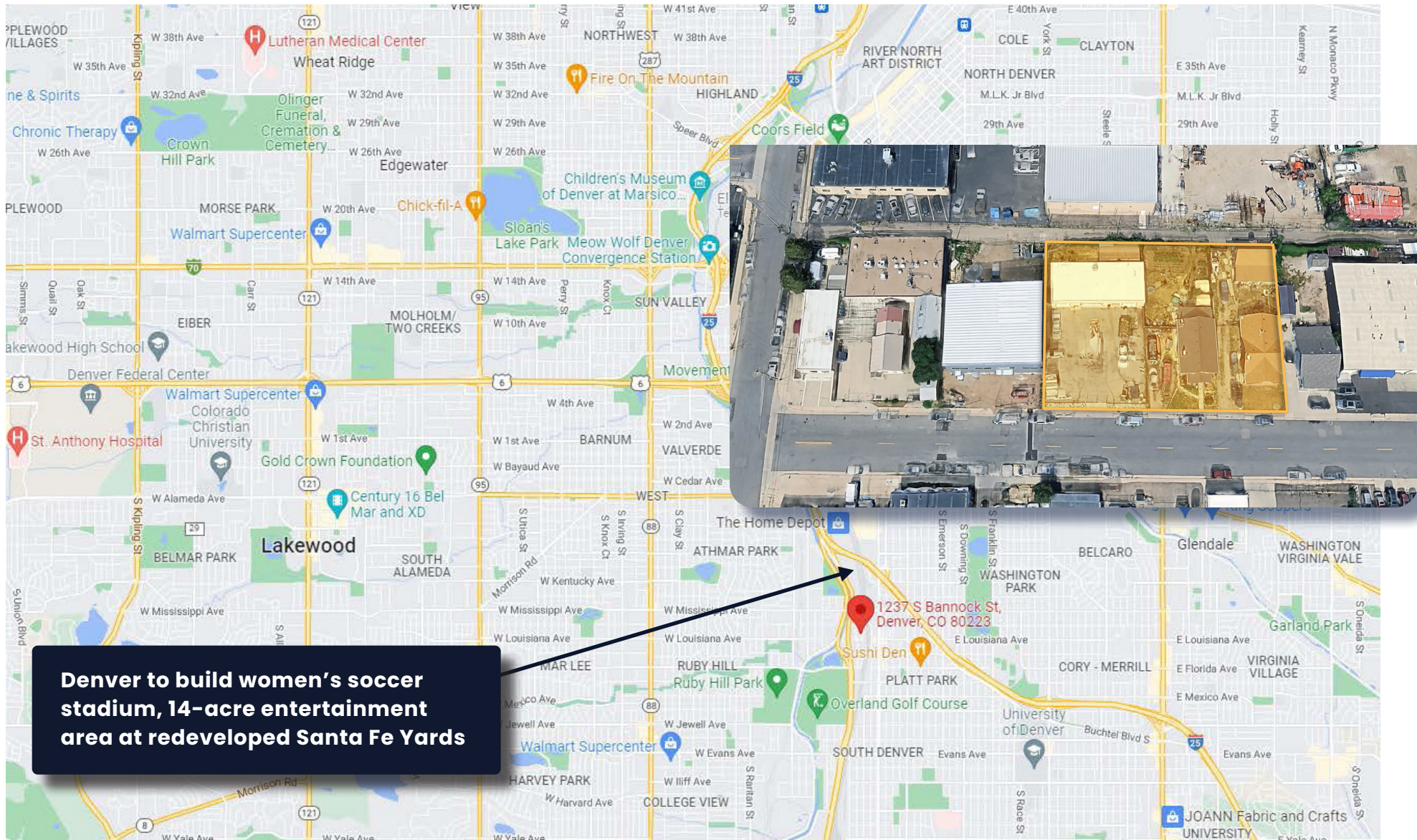


**1257 SOUTH BANNOCK ST**  
**DENVER, CO 80223**  
*\*NEW ROOF COATING - JULY 2022*





# REGIONAL MAP



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.