

1700 W 40th Ave

Denver, CO 80211



FOR SALE

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Property Description

Fantastic opportunity to repurpose or redevelop a large corner lot in Sunnyside. This rapidly appreciating neighborhood is ideal for a neighborhood hospitality concept such as a beer garden, taqueria, or neighborhood retail, as well as full redevelopment for commercial and/or residential use.

The current building is an adjoined retail and residential structure that can be renovated to over 3000 contiguous square feet plus a detached garage. The large yard easily accommodates patio use, additional structure, or a full scrape and build. The current lease expires April 2027 and provides a new owner with income during planning and permitting for reuse.

Property Highlights

- Ideal for neighborhood hospitality concept
- Corner lot
- Sunnyside neighborhood
- Flexible U-MX-2X zoning
- Easy access from 38th Ave and I-70

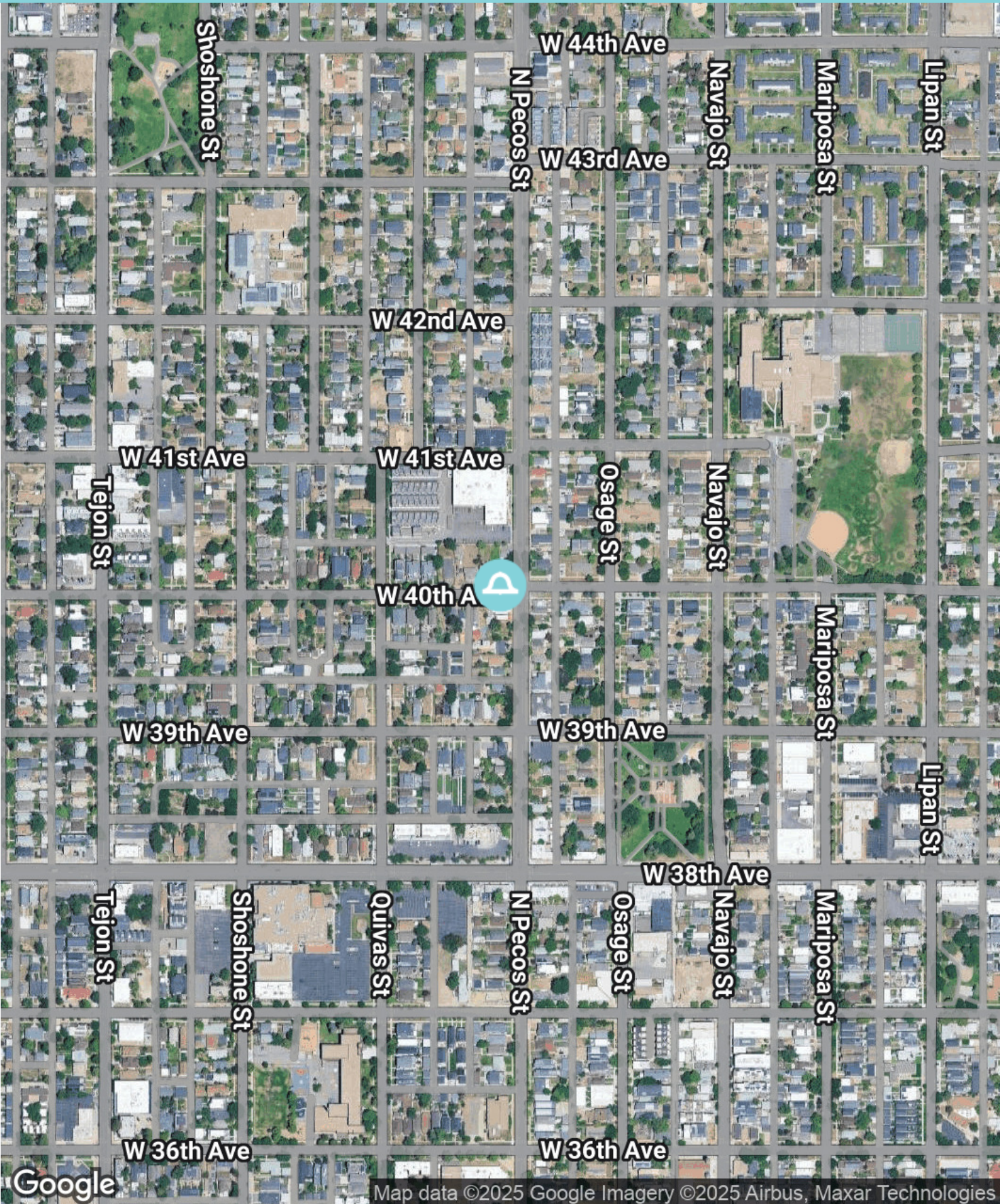
Offering Summary

Sale Price:	\$1,800,000
Number of Units:	1
Lot Size:	8,705 SF
Building Size:	3,475 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,116	3,123	11,157
Total Population	2,522	6,894	23,348
Average HH Income	\$138,896	\$143,755	\$140,250

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