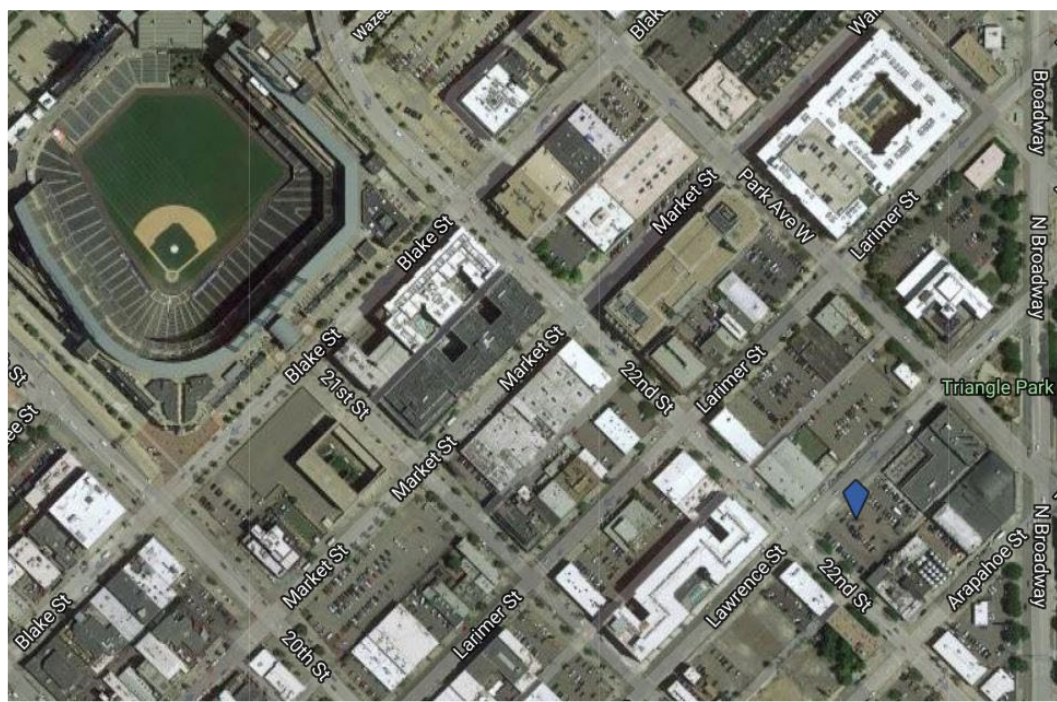


FOR SALE

2202 LAWRENCE STREET DENVER, CO 80205

SALE PRICE \$3,600,000
LAND AREA .36 ACRES



DEVELOPMENT SITE

This site is located in the Arapahoe Square neighborhood and is currently a parking lot generating substantial annual revenue. Arapahoe Square is one of the more underutilized areas of Downtown thus it has great potential for redevelopment and revitalization. It is a 96-acre section of Denver bound generally by 19th and 24th avenues and Lawrence and California streets. Proximity to the CBD and other Downtown districts makes it an ideal location for a greater range and density of uses.

Zoning:	D-AS-12+
Land Acres:	.36 Acres
Land SF:	15,660 SF
Topography:	Level
Current Use:	Parking Lot



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Cell: (303) 748-7919 | Office: (303) 504-3444
bradpech@gmail.com | www.bradpech.com

