

FOR SALE 4401 Josephine St Denver, Colorado 80216



.25 Acres Near RiNo Ready for Development

Sale Price: \$1,210,000

Property Features

- 11,000 SF located in an **Opportunity Zone**
- Multiple Feasibility Studies completed for high end apartment development projects
- Less than 5 minutes from the Denver Rock Drill Development which features nearly 500,000 SF of commercial space
- Located blocks from the 40th/Colorado RTD Public Transit Station
- Easy access to I-70 and I-25

Property/Area Details:

4401 Josephine St is a .25 acre parcel of land with city approval for a 6 unit apartment building and 5 row homes, for a total of 11 units. This location is minutes from RiNo, Denver Rock Drill, Denver Coliseum, and the 38th and Blake RTD station.

This parcel has a 3,395 SF buildable area footprint, with a maximum floor area of 6,742 SF and three stories. It has U-RH-3A zoning and is listed for \$1,210,000.

For more information, please contact:

ERIK TOLL

Advisor

303.638.5401

EToll@PinnacleREA.com

CHRISTIAN BURGDORF

Transaction Manager

303.407.9785

CBurgdorf@PinnacleREA.com



Pinnacle Real Estate Advisors, LLC 1 Broadway #A300, Denver, CO 80203 303.962.9555 | www.PinnacleREA.com



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Land Overview

City: Denver

County: Denver

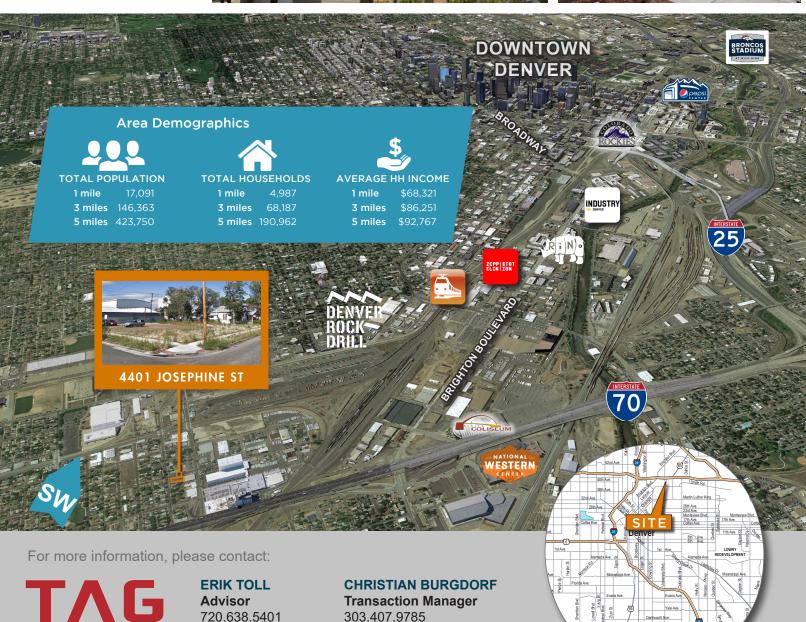
Zoning: U-RH-3A

Lot Size: 11,000 SF





Cherry Hills Village



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CBurgdorf@PinnacleREA.com

EToIl@PinnacleREA.com

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