



.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:

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TAG
TOLL APARTMENT GROUP

Land Overview

City: Denver
County: Denver
Zoning: U-RH-3A
Lot Size: 11,000 SF




Area Demographics

Icon	Category	1 mile	3 miles	5 miles
	TOTAL POPULATION	17,091	146,363	423,750
	TOTAL HOUSEHOLDS	4,987	68,187	190,962
	AVERAGE HH INCOME	\$68,321	\$86,251	\$92,767

4401 JOSEPHINE ST

Map labels include: DOWNTOWN DENVER, BROADWAY, BRIGHTON BOULEVARD, INTERSTATE 25, INTERSTATE 70, DENVER ROCKIES, PEPSI CENTER, BRONCOS STADIUM, INDUSTRY, RINO, ZEPP! STAY ELIXION, DENVER ROCK DRILL, NATIONAL WESTERN CENTER, COLISEUM, SW, and SITE.

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