3244 S FEDERAL BLVD

DENVER, CO 80236

LAND FOR SALE

$1,615,000 ($36 PSF)

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UNIQUE PROPERTIES
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PROPERTY **HIGHLIGHTS**

Address	3244 S Federal Blvd Denver, CO 80236
Property Type	Vacant Development Land
Lot Size	44,852 SF (1.03 Acres)
Sales Price:	$1,615,000
Price Per SF:	$36 PSF
Zoning	S-MU-3 (Suburban - 3-Story - Multi-Unit)
County:	Denver
Enterprise Zone:	Yes (Denver County)
Flooplain:	No (Per Denvergov.org)
APN	0532401607000
Property Taxes:	$15,200.46 (2024)

PROPERTY DESCRIPTION

3244 S. Federal is a hard-to-find approx. 1 acre vacant pad located just north of W. Hampden Ave. (Highway 285) on the east side of busy S. Federal Blvd. Located in the Historic Loretto Heights Neighborhoods.

- Original plans in place for 24 Townhomes (2-3 Beds, w/garages)
- Subsequently **zoned for up to 3 story residential, multi-family, assisted-living, and child-care development.**
- Easy Access to Highway 285 and S. Santa Fe Drive make this an extremely convenient location for multi-family, senior housing, and child-care developments.

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SITE **AERIAL**

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