



**FOR SALE:
FULLY ENTITLED
OPPORTUNITY ZONE LAND**

**4001 & 4021 FILMORE ST.
DENVER, CO 80216**



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COMMERCIAL

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

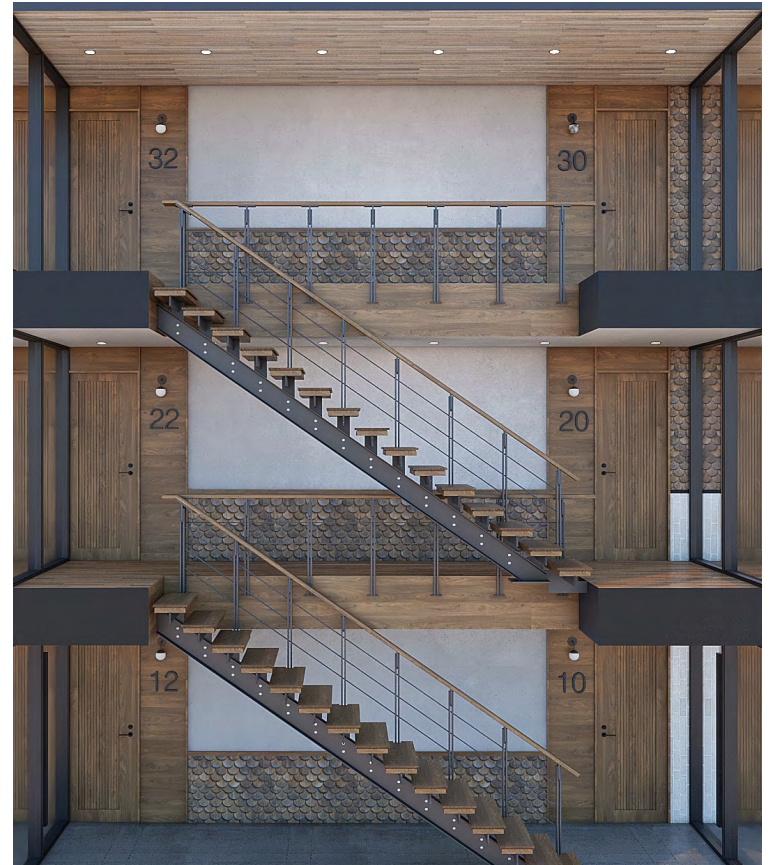
Rare opportunity to acquire a mixed use, fully entitled and shovel ready 32 unit apartment building in the Elyria-Swansea neighborhood in North Denver. The proposed plans include 20,000 of buildable square footage between three stories. The project is slated to be mainly one bedroom units with a few studios offering investors a great unit mix. The property amenities include tandem parking spaces, bike lockers, large hallways, washer and dryers in every unit as well as great proximity to I-70, the River North District and Downtown Denver.

Address:	4001 & 4021 Filmore St. Denver, CO 80216
Price:	\$1,100,000
Lot Size:	10,245
Price per foot:	\$107
Zoning:	U-MS- 3

Please reach out to the broker for the full set of property plans



PROJECT RENDERINGS



DENVER



ELYRIA-SWANSEA NEIGHBORHOOD STATS



**Total Population
Per Square Mile**

6,920



**Median Household
Income**

\$43,585



Median Home Price

\$344,259

The Elyria-Swansea neighborhood in Denver is an up-and-coming area with a rich history and a mix of residential, industrial, and commercial spaces. Located in Denver's north-central area, it is just a few miles from downtown, offering quick access to the city's core via I-70 and I-25. The neighborhood has a strong sense of community, rooted in its historical background and evolving through new development projects.

DENVER

HIGHLIGHTS OF ELYRIA-SWANSEA

Proximity to Downtown: About 10-15 minutes from downtown Denver, making it ideal for residents who want urban convenience with a more affordable housing market.

Community Revitalization: Elyria-Swansea is undergoing significant revitalization, especially with projects around the **National Western Complex**. Plans include new parks, enhanced public transportation, and community-oriented spaces.

National Western Complex: This historic event venue, known for hosting the annual National Western Stock Show, is being transformed into a year-round hub for arts, culture, and education. Plans include new exhibition spaces, concert venues, and expanded agricultural facilities.

Nearby Attractions: The neighborhood is near RiNo (River North) Art District, known for its vibrant art scene, breweries, and eclectic dining options. Elyria-Swansea residents also have access to Globeville Landing Park and Heron Pond for outdoor activities.

This transformation has made Elyria-Swansea attractive to new businesses and residents, with a blend of old Denver character and modern amenities.



LOCATION



E 41ST AVE

CLAYTON ST

**Agnes of Glass Studio
& Gallery LLC**

FILMORE ST

E 40TH AVE 11,025 VPD

LOCATION



FURNITURE ROW.
Real Furniture. Real Value.

WHAT CHEFS WANT

AmerisourceBergen

Bubble PLANET
EXPERIENCE

Public Storage



AMAZON Warehouse



Swansa Elementary School
416 Students



Park Hill Supermarket

Bruce Randolph School
731 Students



U-HAUL



Sysco

COURTYARD
BY MARRIOTT





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