

900

S JASON STREET

DENVER, CO 80223

\$875,000

FOR SALE



OWNER-USER OPPORTUNITY

FREESTANDING BUILDING & GATED YARD



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UNIQUE
PROPERTIES



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	900 S Jason Street Denver, CO 80223
Sale Price	\$875,000
Building SF (Per Appraisal)	2,429 SF + 320 SF basement
Lot Size	15,270 SF (0.37 Acres)
Zoning	I-A
Taxes (2025)	3,299.62

PROPERTY DESCRIPTION

900 S Jason Street offers a rare opportunity to acquire a freestanding building on a 0.37-acre site in central Denver. The property is well-suited for an owner-user seeking office/showroom space, gated yard/parking, and flexible I-A zoning. With existing improvements, outdoor storage/parking potential, and proximity to Denver's industrial and commercial corridors, the property is a compelling option for contractors, service businesses, trades, showroom users, and buyers seeking long-term control of their real estate.

- Owner-user opportunity for contractors, service, showroom, trade, and small business users
- Gated yard / parking potential
- Flexible I-A zoning for office, showroom, contractor, warehouse, and light industrial uses
- Located within a Denver Enterprise Zone
- Central Denver access to S Jason St, Santa Fe Dr, Evans Ave, and I-25
- Approx. 30-day post-closing occupancy, contact broker for details



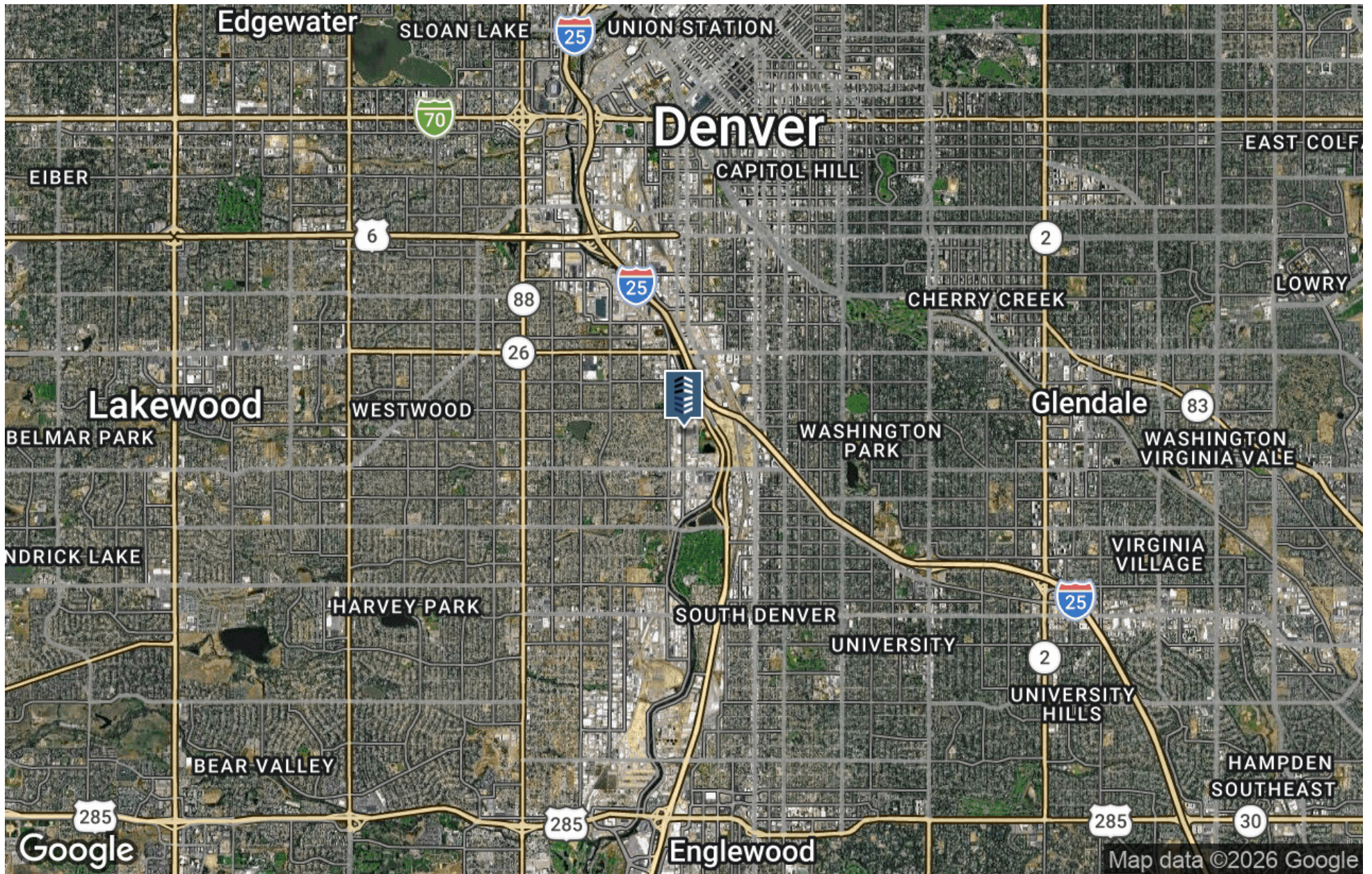
ADDITIONAL PHOTOS



SITE AERIAL



LOCATION MAP



ENTERPRISE ZONE

900 S JASON STREET ALSO LOCATED IN AN ENTERPRISE ZONE – A STATEWIDE PROGRAM THAT ENCOURAGES ENTERPRISE ZONE BUSINESSES TO INVEST IN BUSINESS PERSONAL PROPERTY.

THIS PROGRAM FURTHER INCENTIVIZES BUSINESSES TO INVEST IN THIS AREA



1. Tax Credits and Incentives:

- **Vacant Building Rehabilitation:**
Businesses can earn a state income tax credit for 25% of rehabilitation expenses when renovating vacant commercial buildings in Enterprise Zones.
- **Investment Tax Credit:**
Businesses can receive a 3% state income tax credit for qualifying investments in property within the zone.
- **Job Creation and Training:**
Credits are available for creating new jobs and providing employee training within the zone.
- **Other Credits:**
There are also credits for hiring individuals from the zone, investing in business personal property, and more.

2. Impact on Commercial Real Estate:

- **Revitalization of Vacant Buildings:**
The Vacant Building Rehabilitation Credit incentivizes the redevelopment of older, vacant commercial properties, contributing to the revitalization of distressed areas.
- **Increased Demand for Commercial Space:**
The incentives can attract businesses to locate or expand in Enterprise Zones, increasing demand for commercial office, retail, and industrial space.
- **Potential for Higher Property Values:**
Increased investment and activity within a zone can lead to higher property values and increased economic activity.
- **Faster Permitting and Less Strict Zoning:**
Projects in Enterprise Zones may be eligible for expedited permitting processes and potentially less strict zoning regulations, further encouraging development.



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