

FOR SALE
Infill Site - S. Federal Corridor
1190 S Federal Blvd • Denver, CO 80219



PROPERTY DESCRIPTION

21,900 SF B-2 zoned site located on high-visibility Federal Blvd in Denver's Ruby Hill neighborhood. The property includes a 1,147 SF single-story building (1959) with a detached garage and sheds, though the value is primarily in the land.

With strong frontage, access, and flexible zoning, the site is well-suited for a variety of commercial or service-oriented uses. Ideal opportunity for an owner-user or redevelopment in a growing corridor.

NEIGHBORHOOD OVERVIEW

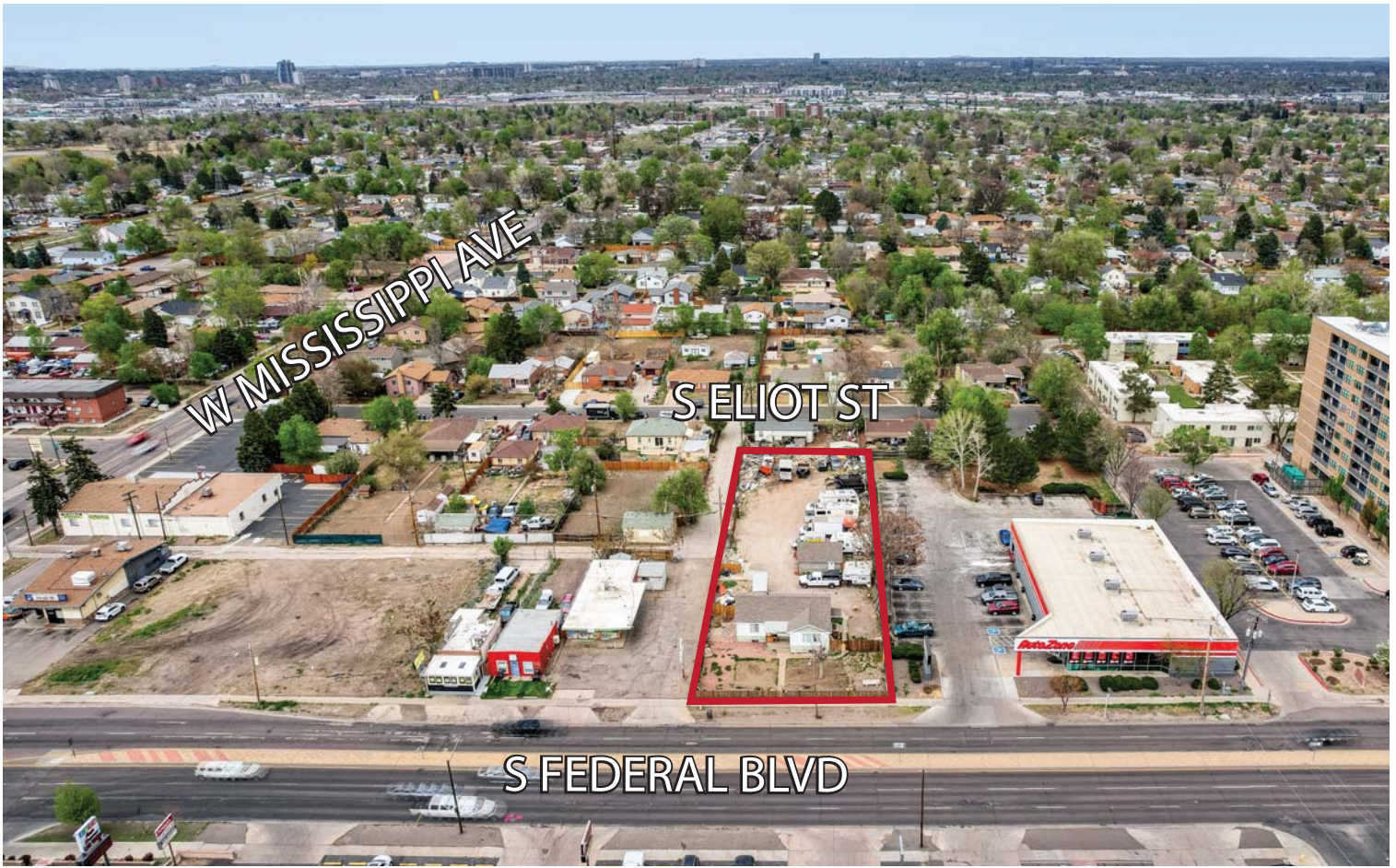
Located in Denver's Ruby Hill neighborhood, the property benefits from a central location with a mix of residential and commercial uses. The area offers strong connectivity to major corridors, a steady local customer base, and ongoing growth driven by its proximity to downtown Denver and surrounding neighborhoods.

HIGHLIGHTS

- **Favorable B-2 Zoning** — Allows for a wide range of commercial and service-oriented uses, providing flexibility for owner-users, investors, or future redevelopment.
- **Covered Land Play** — Primarily a land-driven investment, this property offers immediate income from existing structures while preserving long-term redevelopment potential. Ideal for investors seeking to hold with cash flow and reposition or redevelop in the future
- **Excellent Access & Visibility** — Strategically located along Federal Boulevard with exposure to over 42,000 vehicles per day, the property benefits from outstanding visibility, strong traffic counts, and easy access. Ideal for businesses that rely on customer exposure and daily traffic flow.

PRICE: \$985,000

CONTACT
BILL COLANGELO
910 16th Street, Suite 620
Denver, Colorado, 80202
303 587 1031
bill@equitycommercialrealestategroup.com



PROPERTY FACT SHEET

- Address: 1190 S Federal Blvd, Denver, CO
- Zoning: B-2
- Neighborhood: Ruby Hill
- Lot Size: 21,900 SF
- Building Size: 1,147 SF
- Year Built: 1959
- Construction: Frame
- Stories: 1
- Condition: Average
- Bathrooms: 2 Full
- Total Living Area: 1,147 SF
- Basement: 1,147 SF (1,032 SF Finished)
- Detached Garage: 445 SF
- Utility Shed: 147 SF
- Utility Shed: 210 SF
- Tax Year: 2025
- Mill Levy: 79.602
- Annual Taxes: \$3,034 (2025)
- Enterprise Zone: Yes

