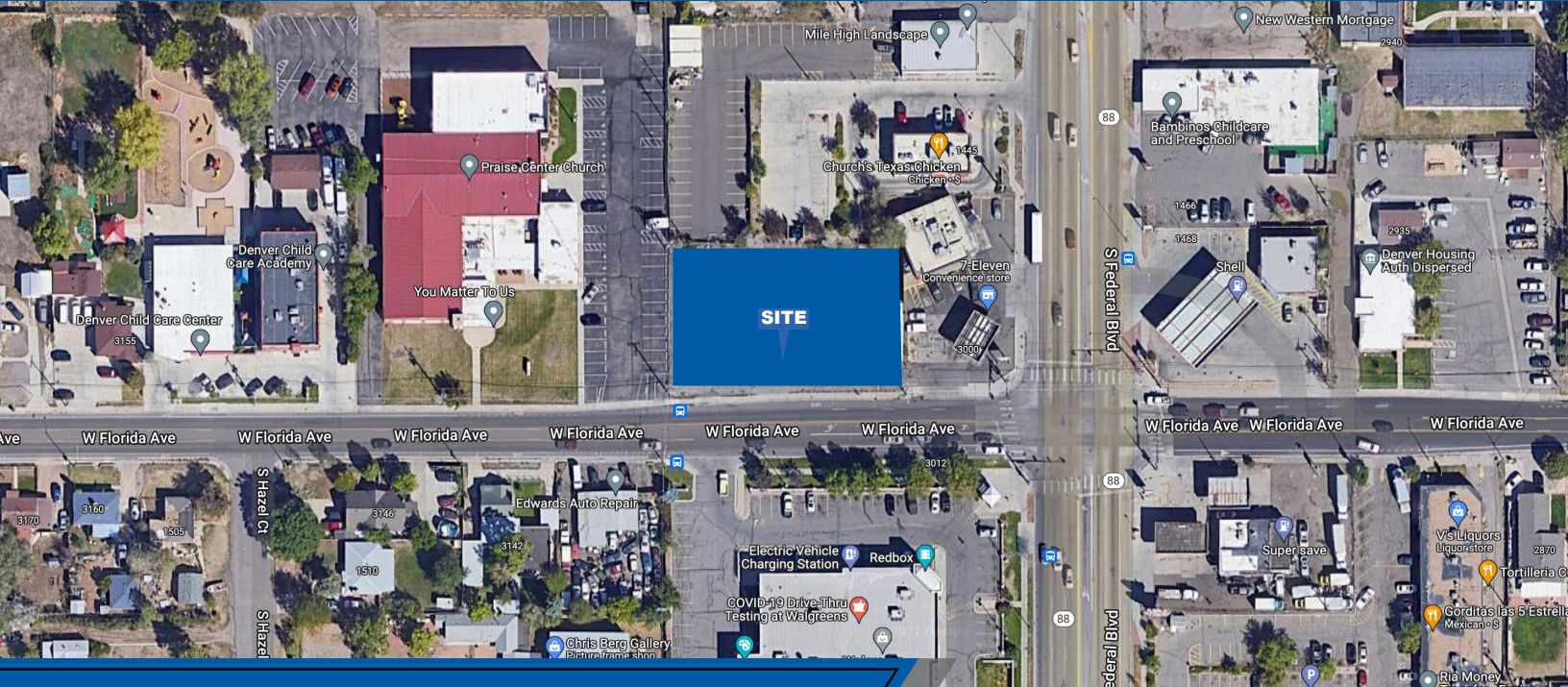




MALMAN
COMMERCIAL REAL ESTATE

FOR SALE
0.492 AC
Development Site



3031 W. Florida Ave.
Denver, CO 80219

LOT SIZE	21,424 SF (0.492 AC)
ZONING	E-CC-3X
COUNTY	Denver
TAXES	\$18,526.90 (2023)

Property Overview

- Prime development site up to three stories
- Flexible zoning allows for an array of uses
- Excellent site for multifamily or retail development
- City's support for a multifamily development as area lacks housing
- 58-unit plan is in city review and is available upon request
- Close proximity to I-25, Santa Fe Drive, and 6th Avenue

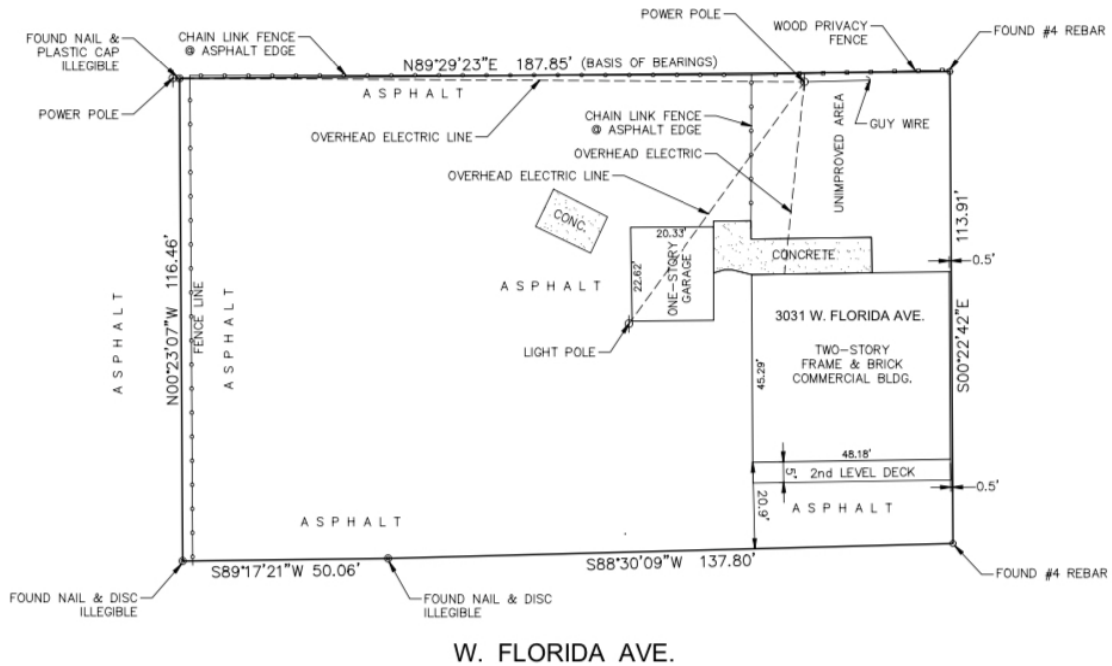
For Sale: \$799,999

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