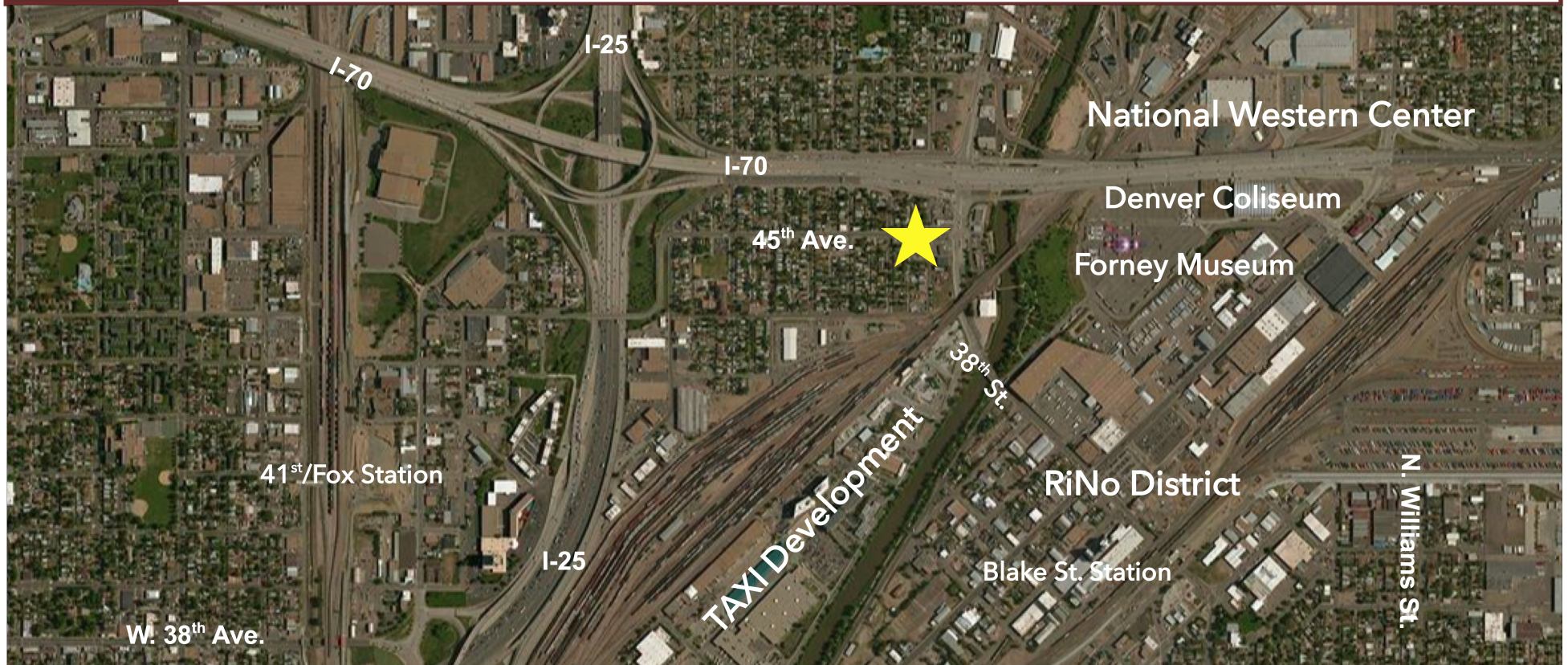




Globeville Multi-Family Development Opportunity

536 E. 45th Avenue & 4401 N. Pearl Street
Denver, CO 80216



LOCATION: 536 E. 45th Ave. & 4401 N. Pearl St., Denver, CO 80216

LEGAL DESCRIPTION: L17 to L24 INC BLK 6 GARDEN PLACE.
Parcel Nos: 0222136026000 and 0222136035000

SITE SIZE: 25,000 Square Feet

ZONING: U-XS-3 UO-1, UO-2

2018 TAXES: \$8,422.73

ASKING PRICE: **\$1,375,000.00 (\$55.00/SF)**

COMMENTS: This excellent neighborhood development site sits in an ideal part of Globeville. Central to RiNo and the Platte River, it also benefits from access to Fox Street Station via an off-the-beaten-path route under I-25.



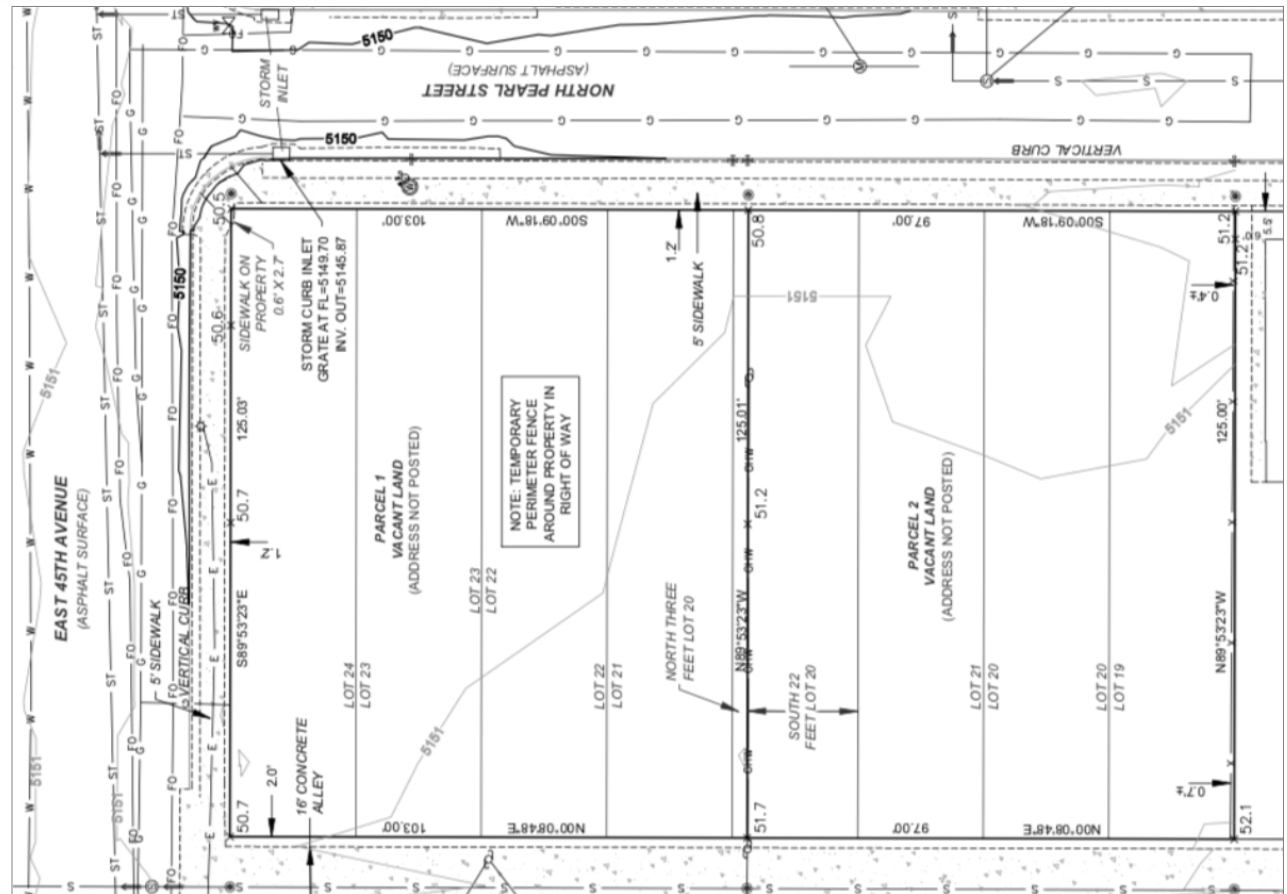
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This niche community's location affords great access to I-25 and I-70 as well as close proximity to the Coliseum, Forney Museum and National Western Center (a 250 acre mixed-use development being developed by the City, CSU and the Western Stock Show bringing entertainment, education, research and business to the largest stock show complex in the country). These 8 contiguous lots, offering 25,000 SF of land area, are perfect for apartments, workforce housing or entry level town homes. The zoning allows for mixed-use projects up to 3-stories and sits in an Enterprise Zone.

Topographic Land Plat Survey (LPS) dated August 20, 2015



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