

**Development Site  
3396 S Sherman St  
Englewood, CO 80113**

**Land For Sale  
\$1,425,000  
12,500 s.f.**



**MU-R-B-3 Zoning / Multi-Family or Office Medical**

**An ideal development site near Swedish and Craig Hospitals with mixed-use zoning that allows for a variety of uses including multi-family and office medical. Zoning allows up to 40' development with flexible set backs. Site has a 2,381 s.f. office building that could be rented during planning and approval stages. Just 3 blocks from S. Broadway and 2 blocks north of Hampden/285.**

*\*Square footage provided by Assessor's Office, all information is deemed accurate but not guaranteed. Buyer to verify.*

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Concept Building—Not Approved by City

**BERKSHIRE  
HATHAWAY** | COLORADO  
HOMESERVICES REAL ESTATE

**Berkshire Hathaway HomeServices Colorado Real Estate**

**2000 S. Colorado Blvd. Ste. 3000 Denver, CO 80222**

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