



**1150-60 DAHLIA ST  
DENVER, COLORADO  
REDEVELOPMENT**

**ASKING PRICE  
\$1,396,500**

**LOT SIZE:**

15,625 Square Feet  
125' Width x 125' Depth

**NO. OF BUILDINGS:**

1—SINGLE FAMILY  
Existing Water and Sewer Tap  
YOC 1951  
778 SQUARE FEET  
2—BEDROOM  
1—BATHROOM  
CURRENTLY LEASED ON M-T-M  
SOLD AS-IS

**ADDRESS:**

1150-60 N. Dahlia Street, Denver, Colorado 80220

**PROPERTY TYPE:**  
REDEVELOPMENT

**ZONING:**

U-SU-C within the City and County of Denver. U-SU-C is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50-foot-wide lots.

**LEGAL DESCRIPTION:**

Lots 8 to12, Block 5, Keatings Colfax Avenue Subdivision, City and County of Denver, State of Colorado.  
Parcel Numbers: 1150 N. Dahlia Street (0606125006000); 1160 N. Dahlia Street (0606125004000)



**SHOCKCOR, INC.**  
333 W. HAMPDEN AVE., SUITE #440  
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# OVERVIEW

Amazing opportunity to build two new luxury homes across the street from Lindsley Park and in a location that is surrounded by thriving residential neighborhoods. The highest and best use for this rare 15,625 SF lot is to be subdivided into two 7,812.50 SF lots with two luxury new builds. Other large lots in the neighborhood are typically 7,750 SF and new home sales since 2021 have sold for as high as \$1,640,000 to \$2,849,000.

Lindsley Park is a gem for the neighborhood and hosts four tennis courts, a basketball court, walking path, playground, horseshoe pit, baseball diamond, and a picnic area. Other notable developments in the area are the Rose Medical Center Complex and the 41-acre former University of Colorado Health Sciences Center mixed-use redevelop site that calls for approximately 900 residential units, up to 300,000-square-feet for retail, restaurant and a 140-room hotel, up to 200,000-square-feet of office space, 2,600 parking spaces and four acres of park and greenspace for the development and surrounding neighborhoods.

The current home on the site is being sold as-is and has a long-term tenant leasing on a m-t-m basis.



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# PROPERTY PHOTOS

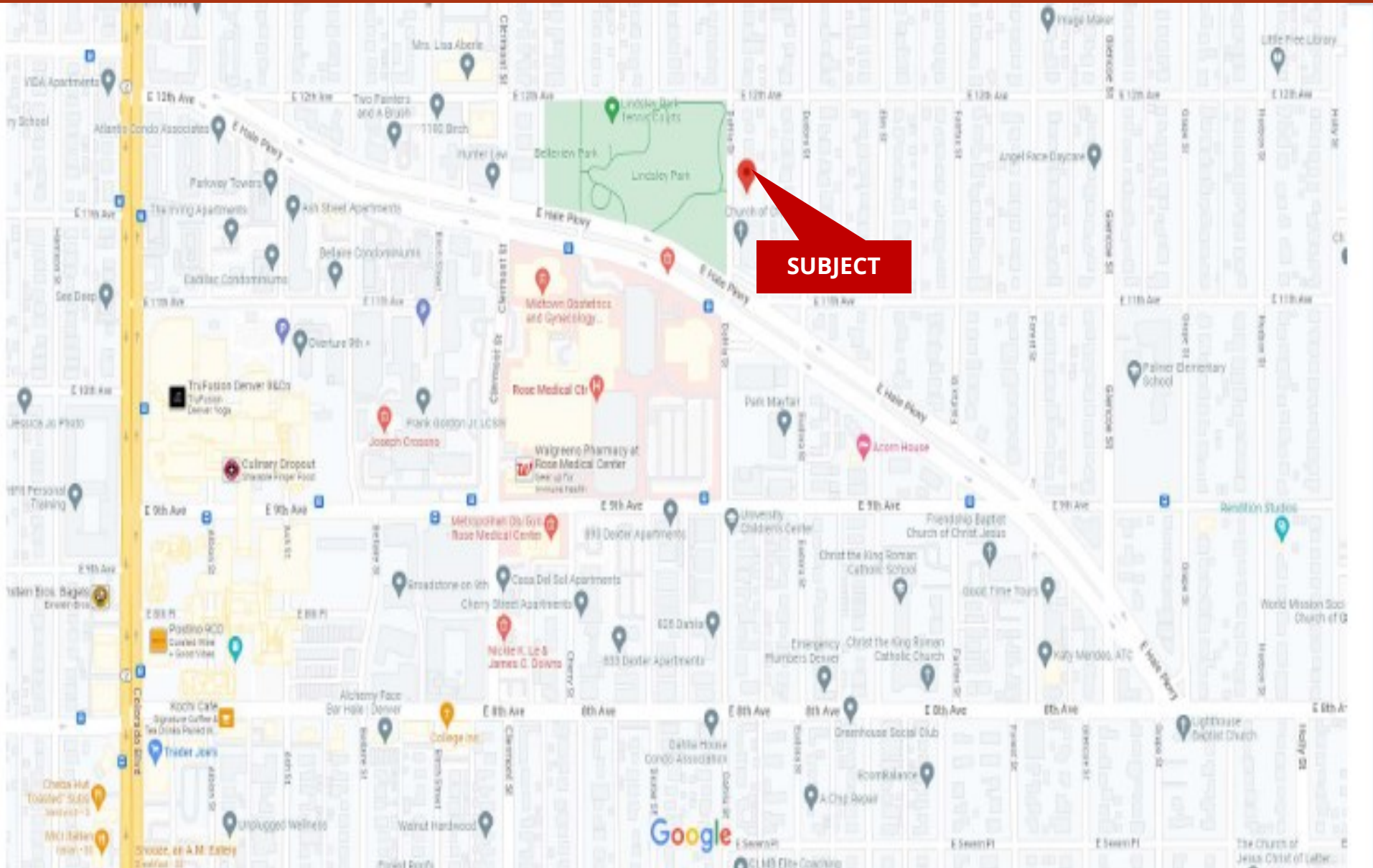


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# STREET MAP



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# AERIAL MAP



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# RECENT SALES

## 849 Elm Street, Denver, Colorado 80220 (Denver County)



Listing Id: [6039663](#)  
 Status: **Closed**  
 Close Price: **\$603,000**  
 Listing Contr Dt: **10/16/2020**  
 Purchase Contr Dt: **10/19/2020**  
 Close Date: **11/02/2020**  
 Spec. Listing Cond: **None Known**

Subtype: **Single Family Residence**  
 Structure Type: **House**  
 Levels: **One**  
 Lot Acres/SqFt: **0.17/7,410**  
 School District: **Denver 1**  
 Tax Annual Amt: **\$2,372**  
 Association: **No**  
 Assoc Total Annl: **\$0**

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## 1145 Fairfax Street, Denver, Colorado 80220 (Denver County)



Listing Id: [5442572](#)  
 Status: **Active**  
 List Price: **\$1,995,000**  
 Listing Contr Dt: **08/04/2023**  
 Spec. Listing Cond: **None Known**  
 Listing Terms: **Cash, Conventional**

Subtype: **Single Family Residence**  
 Structure Type: **House**  
 Levels: **Two**  
 Lot Acres/SqFt: **0.18/7,750**  
 School District: **Denver 1**  
 Tax Annual Amt: **\$2,347**  
 Association: **No**  
 Assoc Total Annl: **\$0**

**Recent: 08/04/2023 : NEW**

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## 1145 Fairfax Street, Denver, Colorado 80220 (Denver County)



Listing Id: [9535952](#)  
 Status: **Closed**  
 Close Price: **\$660,000**  
 Listing Contr Dt: **01/24/2022**  
 Purchase Contr Dt: **01/28/2022**  
 Close Date: **03/01/2022**  
 Spec. Listing Cond: **None Known**

Subtype: **Single Family Residence**  
 Structure Type: **House**  
 Levels: **One**  
 Lot Acres/SqFt: **0.18/7,750**  
 School District: **Denver 1**  
 Tax Annual Amt: **\$2,333**  
 Association: **No**  
 Assoc Total Annl: **\$0**

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## 1179 Elm Street, Denver, Colorado 80220 (Denver County)



Listing Id: [6248518](#)  
 Status: **Closed**  
 Close Price: **\$625,000**  
 Listing Contr Dt: **02/04/2022**  
 Purchase Contr Dt: **02/07/2022**  
 Close Date: **02/24/2022**  
 Spec. Listing Cond: **None Known**

Subtype: **Single Family Residence**  
 Structure Type: **House**  
 Levels: **One**  
 Lot Acres/SqFt: **0.15/6,500**  
 School District: **Denver 1**  
 Tax Annual Amt: **\$2,335**  
 Association: **No**  
 Assoc Total Annl: **\$0**

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# PARCEL MAP—ZONING



# DEMOGRAPHICS

## Demographic Overview

1150 Dahlia Street

Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>23,041</b>	<b>1.9</b>	<b>40</b>	<b>\$92,265</b>

### DEMOGRAPHIC RADIUS RINGS



### DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2023 Population	23,041	221,009	520,372
2025 Population	22,481	219,542	523,254
Pop Growth 2023-2025	(2.4%)	(0.7%)	0.6%
2023 Average Age	40	39	38
<b>Households</b>			
2023 Households	12,050	113,353	243,890
2025 Households	11,754	112,374	244,930
Household Growth 2023-2025	(2.5%)	(0.9%)	0.4%
Median Household Income	\$92,265	\$79,706	\$75,266
Average Household Size	1.9	1.9	2.1
Average HH Vehicles	2	1	1
<b>Housing</b>			
Median Home Value	\$690,079	\$602,358	\$496,051
Median Year Built	1949	1964	1973



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