

2205

N. Washington St.

Denver, CO 80205

31,939 SF Lot

Highly Visible Lot in Five Points / Uptown



[VIEW AERIAL VIDEO HERE](#)

SALE PRICE **\$3,992,375**

- Within blocks of Uptown, Restaurant Row (17th Avenue), Five Points and vibrant RiNo neighborhood
- Easy access to Broadway & Park Ave. W.
- Affordable Housing Requirement – Any new development must accommodate 10 for-sale units at 80% AMI
- Zoning: R-MU-30 with waivers per Ordinance No 351 Series Of 2005
- Height: Maximum height is 80'
- Uses: Uses are in accordance with Section 59-303 of the Denver Zoning Code
 - **Allowable uses include:** residential, hotel, variety of retail uses and commercial uses, childcare
 - **Uses not allowed:** **a)** automobile gasoline filling station; **b)** furniture, furnishings, retail sale (large scale); **c)** motel; **d)** service, repair, consumer, larger scale (greater than 30,000 GFA); and **e)** wholesale, trade, light, and/or storage of nontoxic, nonhazardous materials



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Two Blocks from Vibrant Uptown Neighborhood



↑ Multitude of great restaurants, pubs and patios on Uptown's "Restaurant Row"

Uptown (or North Capitol Hill) is an eclectic mix of brick rowhouses, dive bars and trendy cocktail lounges minutes from downtown. It's sandwiched between Park Avenue and Colfax Avenue and is the perfect place to start exploring eastern Denver.

Restaurant Row, the stretch of 17th Avenue running from Broadway to City Park, is lined with cafes, bistros, pubs, fine dining and bars – almost all with outdoor patios. It's also where you'll find Denver's largest green space, City Park, home to two of the city's most popular attractions – the Denver Zoo and the Denver Museum of Nature & Science.



Five
Points

Walker's Paradise

95/100

Score



SITE



20th Ave.

Uptown



Retrograde



St. Joseph
Hospital

Broadway

← **RESTAURANT ROW**

Downtown
Denver

Park Ave.

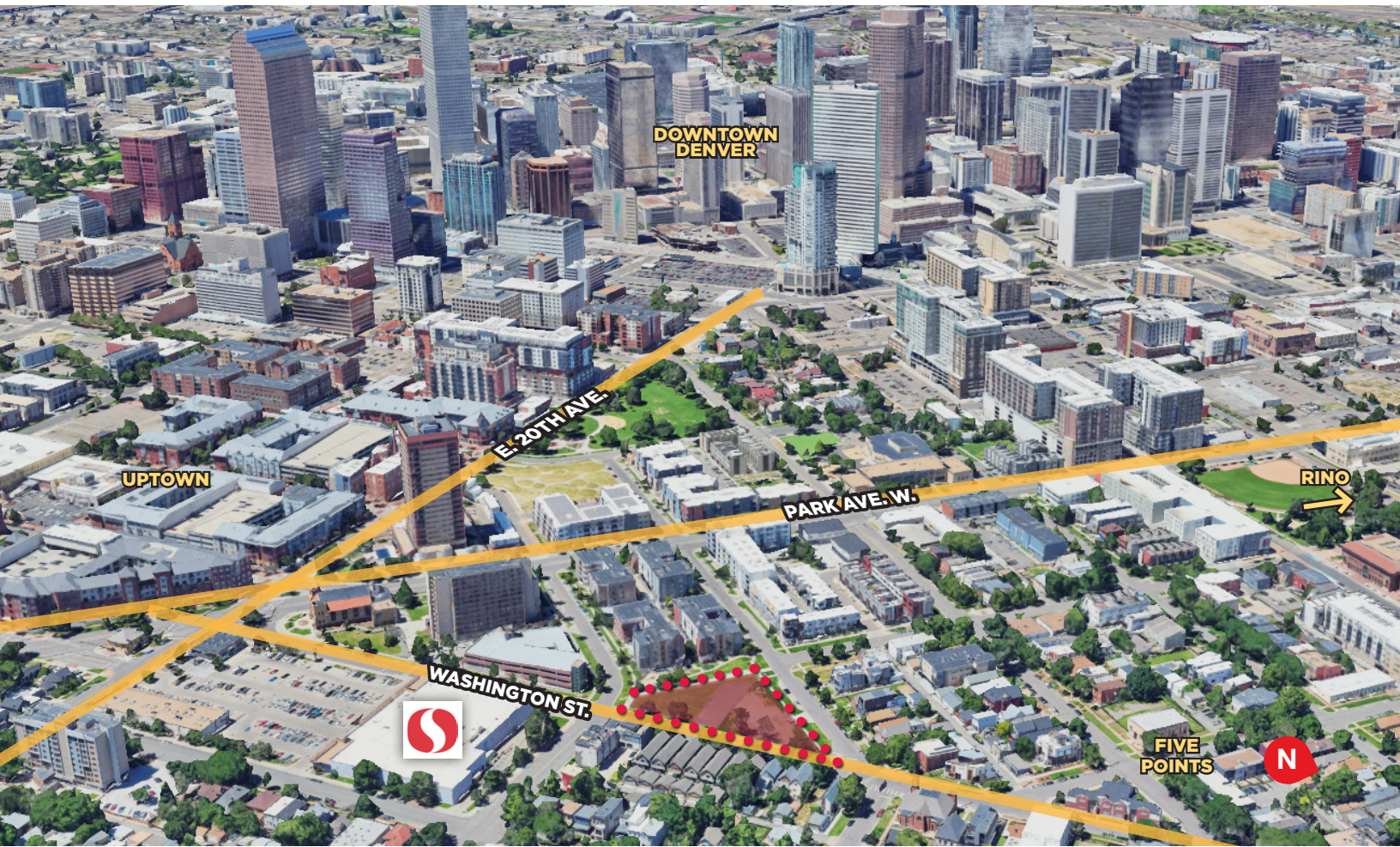
Downing St.



Colfax Ave.

Capitol
Building

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