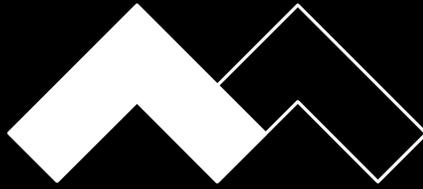


LIVE WORK DENVER



FOR SALE
Assemblage + Plans
219-227 S Holly St

The Only Multi-Family Zoned Lot in Hilltop



\$2,995,000

Plans:

- Selling with plans for 6 townhouse units
- No value in existing units - assemblage being sold for land value
- 5x2.5 story townhouse footprints of 18x60 about 3500 sq ft each
- 16,000 sq ft total building envelope
- New build townhomes in Hilltop are selling for between \$520 - \$600 per sq ft. Hilltop in Q2 2022 showed 1.3 months of inventory with an average home price of \$2.1

Existing Property Details:

Units: 5

Building Sq Footage: 3500

Parking: 5 off-street spots

Lot: 12,500

Zoning: E-MU-2.5

Year Built: 1957

Gas/Elec Meters: Separate

Water: one tap,

6 separate-sub-meters

Existing Units Rentable During Development:

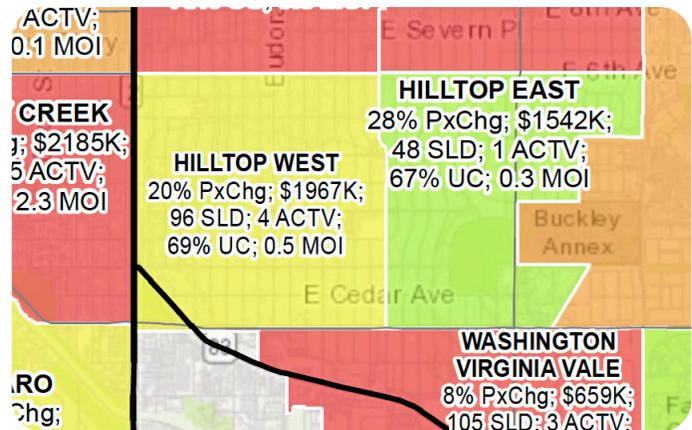
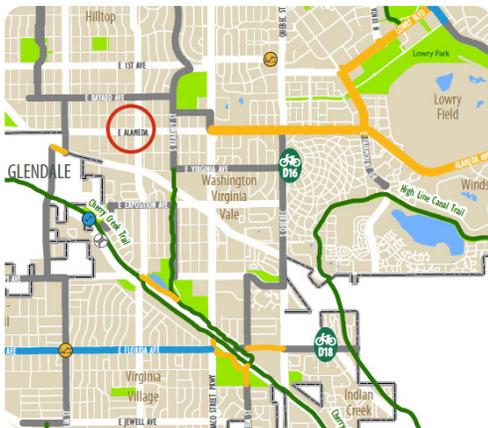
- Unit 1: 227 S Holly St, 2 bed/1 bath - 809 sq ft
- Unit 2: 225 S Holly St, 2 bed/1 bath - 809 sq ft
- Unit 3: 223 S Holly St, 2 bed/1 bath - 911 sq ft
- Unit 4: 221 S Holly St, 2 bed/1 bath - 809 sq ft
- Unit 5: 219 S Holly St, 2 bed/2 bath - 809 sq ft*



*Needs renovation before tenant ready.

Area Overview:

Denver's picturesque Hilltop neighborhood offers the best of both worlds— tree-lined streets, access to beautiful parks, and close proximity to great shops, restaurants and breweries. The average household income exceeds \$200k annually, and the majority of area households are owner occupied families. This is the last available multi-unit build sites in the area. Centered between the Chearry Creek and Lowry neighborhoods, the parcel is 4 short blocks to Crestmoor Park, offers easy access to public transit, nestled next to a sweet pocket of commercial amenities such as Pete's Fruits & Vegetables, Park Burger and High Point Creamery.



For more information, please contact:

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