



**SHERIDAN LIGHT
RAIL STATION**

QUALIFIED OPPORTUNITY ZONE ("QOZ") OPPORTUNITY!

SHERIDAN BLVD

**SUBJECT
PROPERTY**

AMES ST

14TH AVE

RESIDENTIAL DEVELOPMENT SITE FOR SALE

1391 Ames St, Lakewood, CO 80214

Lot Size: 15,246 SF

Zoning: M-R-T

Sales Price: \$975,000



HENRY GROUP
REAL ESTATE

Boston Weir Principal | Boston@henrygroupe.com | 303.327.9753

Parker Beasley Broker Associate | parker@henrygroupe.com | 720.633.5593

Patrick Henry Principal | Pat@henrygroupe.com | 303.625.7444

OFFERING SUMMARY

1391 Ames Street is a shovel-ready 15,246 SF infill development site in Lakewood, zoned M-R-T to allow apartments, condominiums, or townhomes.

The current ownership has **completed preliminary concept plans for a 38-unit project** and has received initial **review comments from both the City of Lakewood and the West Metro Fire District**, giving a developer a meaningful head start on the entitlement and design process. **The property is also located within a Qualified Opportunity Zone, offering potential tax-advantaged investment benefits.**

The site is located just south of **West Colfax Avenue** and **within walking distance of the Sheridan light rail station**, providing strong transit access to downtown Denver. It is surrounded by established neighborhoods and newer residential development, with nearby amenities including Sloan's Lake Park and Edgewater Public Market, supporting both rental and for-sale housing demand. **A due-diligence package is available**, including survey, geotechnical, asbestos, and related site materials, allowing developers to quickly evaluate feasibility and move efficiently toward development.

PROPERTY HIGHLIGHTS

- \$27,600 gross annual tenant income.
- Preliminary design completed for 38-unit project with initial city and fire district comments.
- Qualified Opportunity Zone (QOZ) location -- potential tax-advantaged structure for eligible investors/developers.
- Walking distance to Sheridan light rail station with direct access to downtown Denver.
- Located on West Colfax Avenue, one of metro Denver's most active residential corridors, and surrounded by established homes, townhomes, and mid-density developments.
- Near Sloan's Lake Park, Edgewater Public Market, and neighborhood amenities.



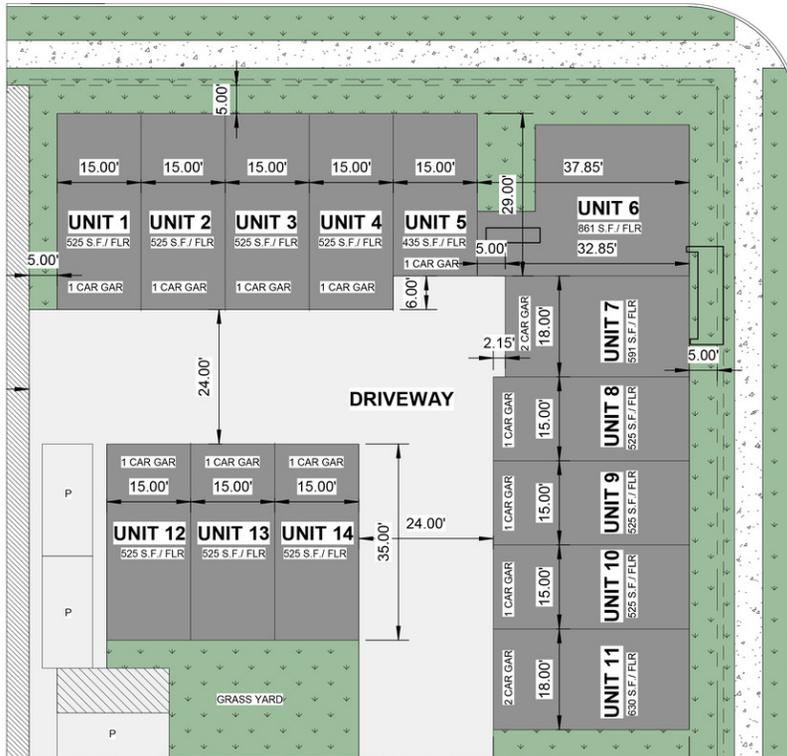
Property Address	1391 Ames St, Lakewood, CO 80214
Lot Size	15,246 SF
Building Size	1,074 SF
Year Built	1924
Taxes (2025)	\$2,885.18
Zoning	M-R-T (link to zoning info here)
Existing Tenant Income	\$27,600 gross annual income

Sales Price \$975,000

[Click for Due Diligence](#)

TOWNHOME & APARTMENT PLAN OPTIONS

**FOR SALE
TOWNHOME OPTION**



**APARTMENT
BUILDING OPTION**





QUALIFIED OPPORTUNITY ZONES (QOZ) TAX-ADVANTAGED INVESTMENT OPPORTUNITIES FOR COMMERCIAL REAL ESTATE

WHAT IS A QOZ?

Qualified Opportunity Zones are federally designated areas that encourage long-term private investment in economically developing communities through significant tax incentives. Investors who reinvest eligible capital gains into a Qualified Opportunity Fund (QOF) that invests in QOZ properties may defer, reduce, or eliminate certain federal capital gains taxes, depending on how long the investment is held.

Investor Benefits

- Tax Deferral: Defer capital gains taxes until sale or Dec. 31, 2026 (for pre-2027 investments).
- Tax Reduction: Step-up in basis reduces taxable gains for 5–7 year holds.
- Tax-Free Growth: Gains from the QOZ investment may become entirely tax-free if held 10+ years.
- Flexibility: Applies to commercial, mixed-use, industrial, retail, or multifamily assets via a QOF.

Big Beautiful Bill (2025) Updates

- Permanent Extension: Removes 2026 sunset; QOZ program is now permanent.
- 10-Year Redesignation Cycle: QOZs reevaluated each decade to target qualifying tracts.
- Refined Eligibility: Stricter median-income thresholds and elimination of “contiguous tract” rule.
- Rural Boost: New Qualified Rural Opportunity Fund (QROF) offers enhanced benefits and lower improvement thresholds.

WHY IT MATTERS?

For investors, developers, and owner-users, QOZ properties combine the fundamentals of strategic real estate with federal tax incentives that can significantly enhance project returns. With permanence under the Big Beautiful Bill, Opportunity Zones are positioned as a long-term cornerstone of U.S. redevelopment and reinvestment strategies.

This overview is provided for informational purposes only and does not constitute legal or tax advice. Investors should consult their professional advisors to understand how Qualified Opportunity Zone benefits apply to their specific situation.





CROWN HILL CEMETERY

PARK & WILDLIFE SANCTUARY

W 32ND AVE

EDGEWATER

SHERIDAN BLVD

SLOAN'S LAKE

UNION STATION



COLORADO UNIVERSITY

METROPOLITAN STATE UNIVERSITY

COMMUNITY COLLEGE OF DENVER

SUBJECT PROPERTY

W COLFAX AVE

MEOWWOLF DENVER



13TH AVE

SHERIDAN STATION

WEST LIGHTRAIL LINE

FEDERAL BLVD

LAKWOOD COUNTY CLUB



W 14TH AVE

AMES ST

6TH AVE FREEWAY

WADSWORTH BLVD

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	3,091	10,972	22,328
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$84,110	\$90,438	\$106,803
Average House Value	\$611,313	\$624,303	\$670,348



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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495 S Pearl Street, Denver, CO 80209 | 303.625.7444 | www.henrygroupre.com