

**Land in Central
Five Points**
4,210 SF

3030 Welton Street

Denver, CO 80205

Property Overview

- Developable land in the heart of Five Points, steps from 30th & Downing RTD Station
- Unique site with frontage on Welton & Downing
- **Residential Opportunity:**
Townhomes
4-9 unit multi-family
- **Commercial Opportunity:**
Boutique dense project (~18,000 SF buildable)
Small-format retail
Supplementary parking / parking replacement



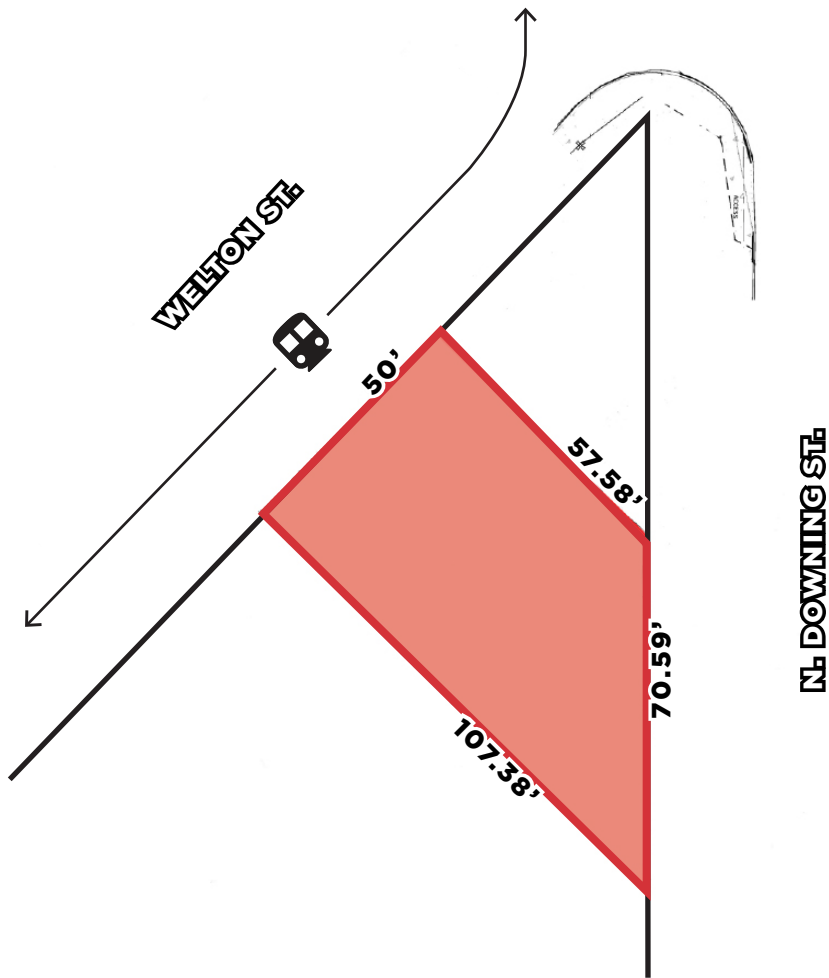
Property Facts

Land Size	4,210 SF
Zoning	C-MX-5
Taxes	\$10,276

SALE PRICE
\$495,000 (\$118/SF)

Joey Gargotto
SENIOR ADVISOR

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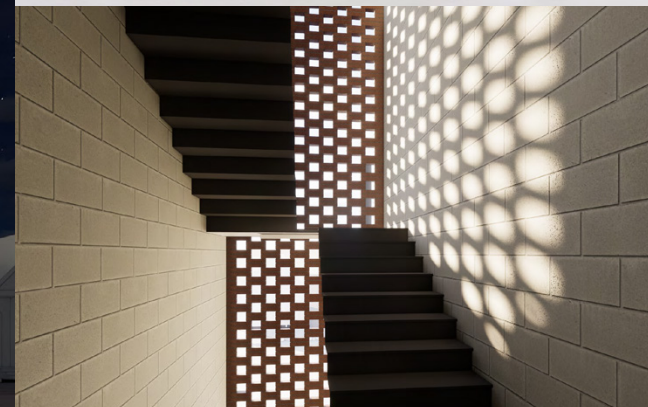


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CONCEPTUAL RENDERINGS PRODUCED BY SELLER.
PLEASE INQUIRE FOR MORE INFORMATION REGARDING SELLER'S PLANS



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