

LOWRY



REDEVELOPMENT OPPORTUNITY
For Sale - \$4,995,000



Quebec Street Redevelopment

1090 Quebec St, Denver, CO 80230



BROCKMAN
GROUP

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1090 Quebec St | Denver, CO

PROPERTY OVERVIEW



ADDRESS

1090 Quebec St, Denver, CO 80230



PRICE

\$4,995,000

PRICE/SF LAND

\$40.87



UNITS

18 + 2 Community Rooms



HEATING

Boiler



ZONING

R-2-A



SIZE

Building Size: 11,783 SF

Land Size: 122,203 SF



YEAR BUILT

1940



1090 Quebec St | Denver, CO

REDEVELOPMENT SUMMARY

1090 Quebec St. is a vacant residential property located within the Lowry area of Denver, Colorado. The property consists of an existing 18-unit residential structure along with two on-site community rooms, all situated on an approximately 2.8-acre infill site. The improvements are currently vacant and in need of renovation, offering a blank slate for repositioning or redevelopment.

The existing structures present an opportunity for a buyer to repurpose and renovate the buildings for continued residential use, potentially incorporating modern unit layouts, upgraded finishes, and reimagined common or amenity space within the existing footprint. This strategy may appeal to investors seeking to preserve the existing improvements while enhancing value through renovation and operational improvements.

Alternatively, the size and configuration of the site provide the option to demolish the existing structures and pursue a full redevelopment of the 2.8-acre parcel, subject to zoning, design review, and municipal approvals. The scale of the site is uncommon for the surrounding residential area and supports a variety of residential redevelopment concepts consistent with the neighborhood context.

Located within the broader Lowry redevelopment area and surrounded primarily by established single-family neighborhoods and great neighborhood retail developments, 1090 Quebec St. offers multiple investment paths, combining the flexibility of a vacant property with the long-term potential of a large infill site.

- Development plans must adhere to the LDRC guidelines
- <https://lowrydenver.com/owner-resources/ldrc-builders-developers/>

LOWRY



AREA MAP



Lowry Dog Park

HANGAR 2
AT LOWRY

BOULEVARD ONE

Crescent Park



Roslyn St

Quebec St

Roslyn St

Quebec St

E 11th Ave

E 11th Ave

Quince St

E 11th Ave



AREA MAP



ZONING USES

PERMITTED USES:

- Single-family detached residences on subdivided lots
- Duplex or paired residential homes
- Single-family attached dwellings
- Low-density residential structures consistent with R-2-A standards
- Accessory residential uses



POTENTIAL USES:

- Townhome-style residential development
- Low-density multifamily (garden-style or walk-up apartments)
- Infill apartment construction while retaining existing structures
- Senior or specialized residential housing
- Community or institutional residential-oriented uses

Boulevard One - Nearby New Development



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