

# 1751 FRANKLIN ST

DENVER, CO 80218

FOR SALE

**\$1,499,000** ~~\$1,550,000~~

**MIXED-USE  
DEVELOPMENT**



**SAM LEGER**

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# PROPERTY HIGHLIGHTS

Location:	18th & Franklin
County:	Denver
Building Size:	4,521 SF
Lot Size:	9,466 SF (0.21 AC)
Price Per SF:	<del>\$163</del> <b>\$158</b> PSF (Ground Value)
Taxes:	\$23,598 (2022)
Year Built:	1922
Pricing:	<del>\$1,550,000</del> <b>\$1,499,000</b>
Zoning:	G-RO-5



Unique Properties, Inc. is proud to offer 1751 Franklin Street to qualified investors, developers, and owner users looking for an ideally situated redevelopment lot that can be leased out or occupied until development plans are entitled. The property is zoned G-RO-5 allowing urban housing, duplexes, townhomes, an apartments.



- 1,819 new multi-family units currently planned and under construction in the neighborhood.
- 1 block from Saint Joseph Hospital campus and 7 blocks from City Park.
- Building features: Office mansion boasting abundant natural light and socially distanced private offices.
- Building layout: 11 private offices, 3 bathrooms, conference room, kitchenette, 3-4 car garage, and additional basement storage.



# PROPERTY PHOTOS



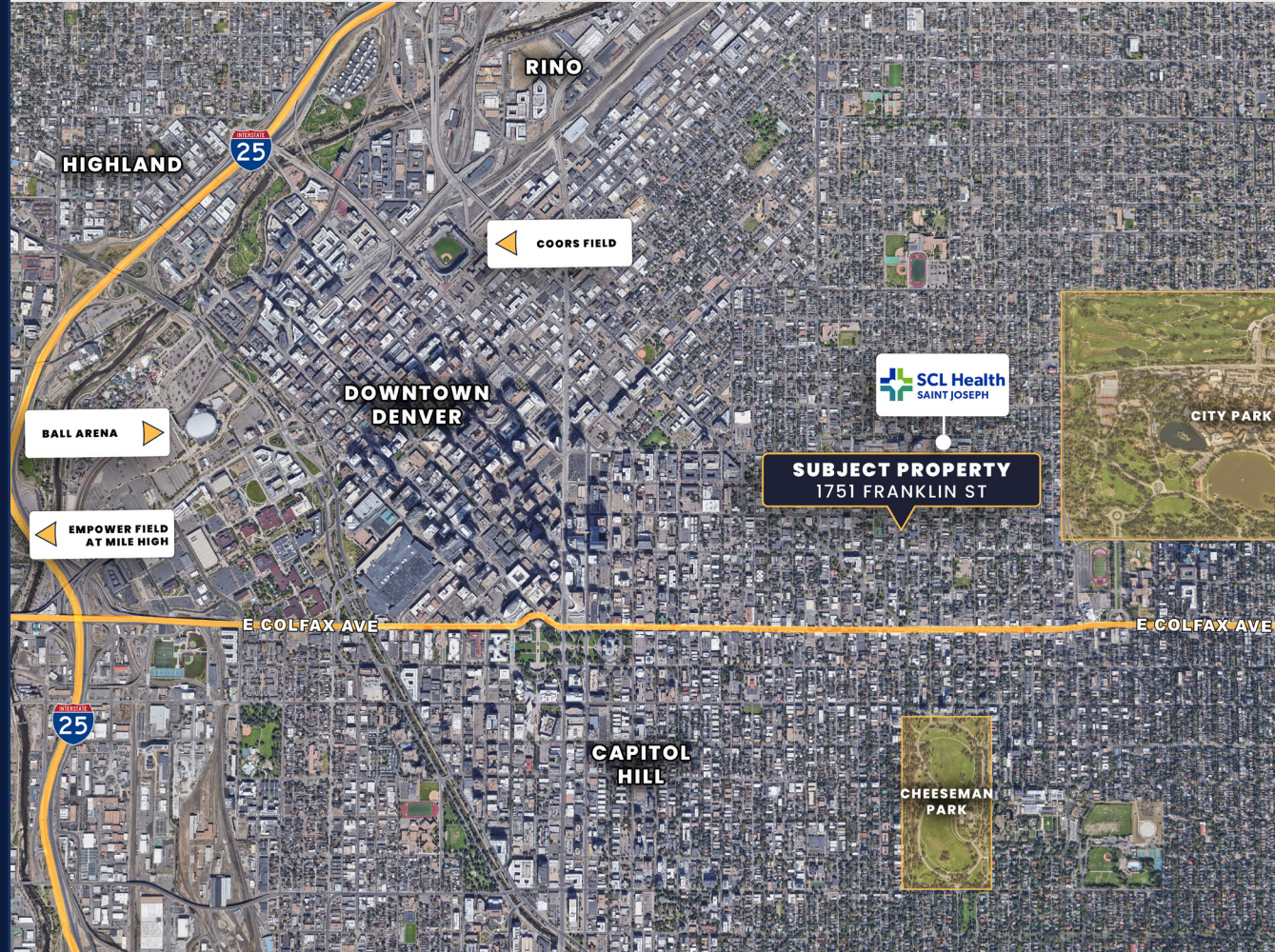


# DEMOGRAPHICS & LOCATION MAP

## DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	48,924	143,621	243,166
2027 Population Projection	53,672	158,409	268,721
Growth 2010-2022	2.2%	2.8%	3.0%
Growth 2022-2027	1.9%	2.1%	2.1%

INCOME BY HOUSEHOLD	1 MILE	2 MILES	3 MILES
< \$25,000	6,155	14,532	21,045
\$25,000 - 50,000	5,333	11,928	18,085
\$50,000 - 75,000	5,340	13,191	20,231
\$75,000 - 100,000	3,635	9,568	14,802
\$100,000 - 125,000	2,916	8,180	13,063
\$125,000 - 150,000	2,069	6,950	10,547
\$150,000 - 200,000	2,097	7,205	11,911
\$200,000+	2,947	10,632	19,236





# CITY PARK WEST OVERVIEW





# ASSEMBLEDGE OPPORTUNITY



**Concept**

## **ASSEMBLEDGE OPPORTUNITY**

**TOTAL LAND: 15,507 SF**

1735 Franklin St (Land): 3,142 SF

1737 Franklin St (Land): 3,143 SF

1735 Franklin St (Land): 9,222 SF

G-RO-5 Zoning: <https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:197cf168-9d4d-312f-9973-a350eb3f55ce>





**UNIQUE**<sup>SM</sup>  
PROPERTIES



**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

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