



FOR SALE

# 1940 South Bannock Street

Denver, Colorado 80223



**PRICE REDUCED! GREAT INVESTMENT OPPORTUNITY!**

## 6,250 SF (50' x 125') Lot For Sale with 2,425 SF Building

**Price Reduced: \$800,000**

Potential for larger land assemblage may be possible here or renovate a small free-standing building in the heart of the emerging, high-density residential, Overland neighborhood. This could be an excellent retail establishment, bar, restaurant, beer pub, any retail service for the up and coming, light-rail served neighborhood. The site is located on the corner of the alley turnout on the block and is adjacent to Hanover's 278-unit Evans Station apartment project. The RTD Evans Station is 2 blocks diagonally from this site, well within walking distance.

### Property Features

<b>Available Size</b>	6,250 SF (50' x 125')
<b>Building Size</b>	2,425 SF
<b>Zoning</b>	I-A, UO-2 (Adjacent to C-MX-5)
<b>Taxes</b>	\$9,653.78

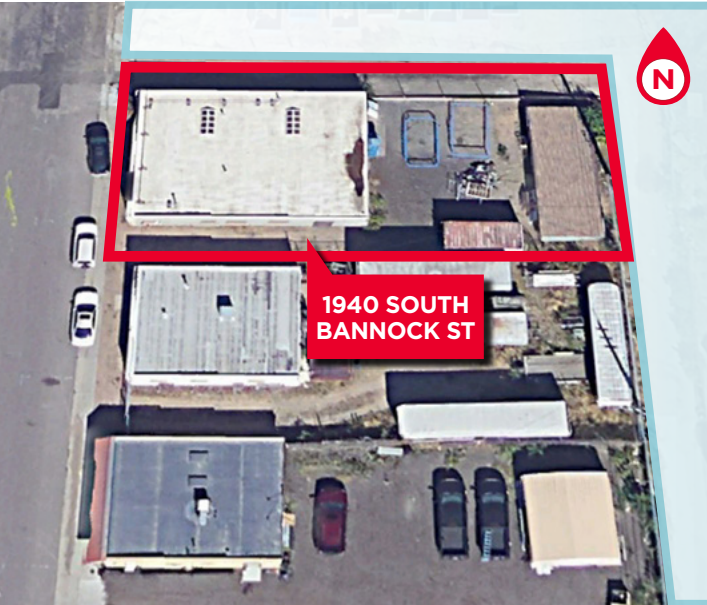
- Adjacent to the 278-unit Hanover Apartments
- TOD Redevelopment opportunity
- Steps away from Evans Station Light Rail



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For more information, please contact:

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