

# DENVER MULTIFAMILY INFILL SITE

1101 South Navaio Street, Denver, CO 80223

FOR SALE



## PROPERTY DESCRIPTION

Looking for a truly affordable Denver multifamily site?

## PROPERTY HIGHLIGHTS

- **New conceptual drawings available**
- Choose from 1 of 5 different site plans
- Options include to build with current zoning
- For Rent and/or For Sale options
- Just south of Mississippi
- Surrounded by built out multifamily projects
- May be possible to assemble additional adjacent land
- Great location for affordable MF project!
- Currently zoned E-RH-2.5 - possible to rezone to high density
- Adjacent zoning is high density
- Take advantage of easy access to I-25 and downtown Denver
- Just west of new Gates Redevelopment Project
- Up and coming area

## OFFERING SUMMARY

Sale Price: **Contact broker for pricing**

Lot Size: 0.78 Acres/33,831 SF

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Total Population	15,678	199,656	535,666
2022 Average Household Income	\$76,543	\$97,847	\$101,939
Businesses	821	11,852	39,951
Employees	8,488	101,244	382,036

\* Demographics and Traffic Counts provided by CoStar

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# DENVER MULTIFAMILY INFILL SITE

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Retailer Map

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