

2815

N. DOWNING ST.
DENVER, CO 80205

\$1,695,000
SALE PRICE

**INVESTMENT
OPPORTUNITY**



**LOCATED IN RINO/FIVE
POINTS NEIGHBORHOOD**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,695,000
Building Size:	6,546 SF
Lot Size:	6,660 SF
Year Built:	1962
Zoning:	C-MX-5

PROPERTY OVERVIEW

Infill Investment opportunity for sale located in the popular Whittier/RINO/Five Points neighborhood. This property is zoned C-MX-5, allowing for five stories, making this location ideal for a Developer. These neighborhoods are some of the more desirable areas in Denver, surrounded by new development projects and numerous restaurants and bars including Dunbar Kitchen & Tap House, Goed Zurr, Whittier Pub, Rosenberg's Bagels & Delicatessen, Spangalang Brewery and much more.

The property currently has two tenants, Town Liquors and Town Grocery. Town Liquor's lease expires in June 2022, and has (1) Five year market renewal option. Town Grocery's lease expires in April 2024, and has (1) Five year market renewal option as well.

PROPERTY HIGHLIGHTS

- Current Income \$70,067 with 3% Increases Each Year
- Great Neighborhood Infill Opportunity
- Potential Redevelopment Opportunity
- Five Story Zoning

LOCATION MAPS

