

424

LIPAN STREET
DENVER, CO 80204

\$5,191,000
SALE PRICE

INDUSTRIAL



**INFILL REDEVELOPMENT
OPPORTUNITY**



**DENVER INFILL
SPECIALISTS**



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,191,000
Lot Size:	29,666 SF (.68 Acres)
Year Built:	1952
Building Size:	7,600
Zoning:	I-MX-5
Price / SF:	\$174.98 (Ground)
Property Taxes (2022):	\$20,884.10
Water Tap:	3/4"

PROPERTY OVERVIEW

Unique Properties is proud to present 424 Lipan Street to qualified developers and users looking for a versatile infill parcel located in the rapidly developing Baker Neighborhood Submarket of Denver. With easy access to I-25 and 6th Ave Freeway, this mixed use redevelopment can be built up to 70 feet (5 stories) for a variety of uses.

PROPERTY HIGHLIGHTS

- 300+ Multi-Family development under construction one block North
- Zoned up to 5 stories
- Infill development hotbed
- Walking distance to Movement Climbing Gym, Santa Fe Arts District, and an array of restaurants
- Warehouse has a new Roof (2020)



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SITE MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,205	185,676	464,901
Average Age	29.7	32.4	33.5
Average Age (Male)	30.8	32.8	33.4
Average Age (Female)	30.0	32.7	34.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,914	91,430	209,091
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$49,948	\$62,966	\$66,133
Average House Value	\$212,673	\$351,402	\$338,799

* Demographic data derived from 2020 ACS - US Census

