

OWNER/USER | DEVELOPMENT OPPORTUNITY FOR SALE

1909 Blake Street
Denver, CO 80202



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OFFERING SUMMARY

Address	1909 Blake Street Denver, CO 80202
Purchase Price	\$7,250,000 (\$657.41 PSF)
Building SF	11,028 SF
Land Size	12,540 SF 0.2879 AC
Building Class	B
Year Built Year Renovated	1910 1998
Zoning	D-LD

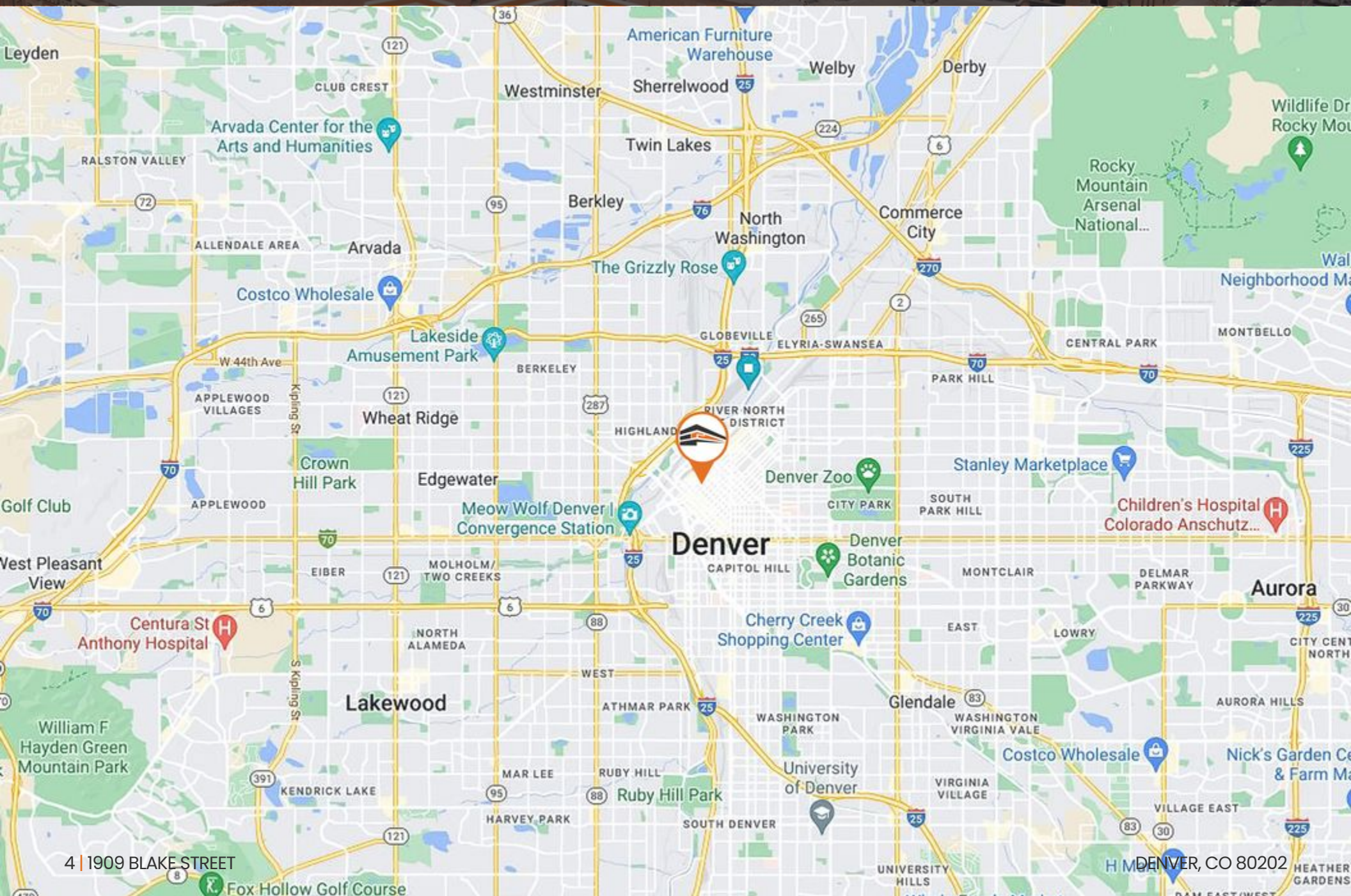
PROPERTY DESCRIPTION

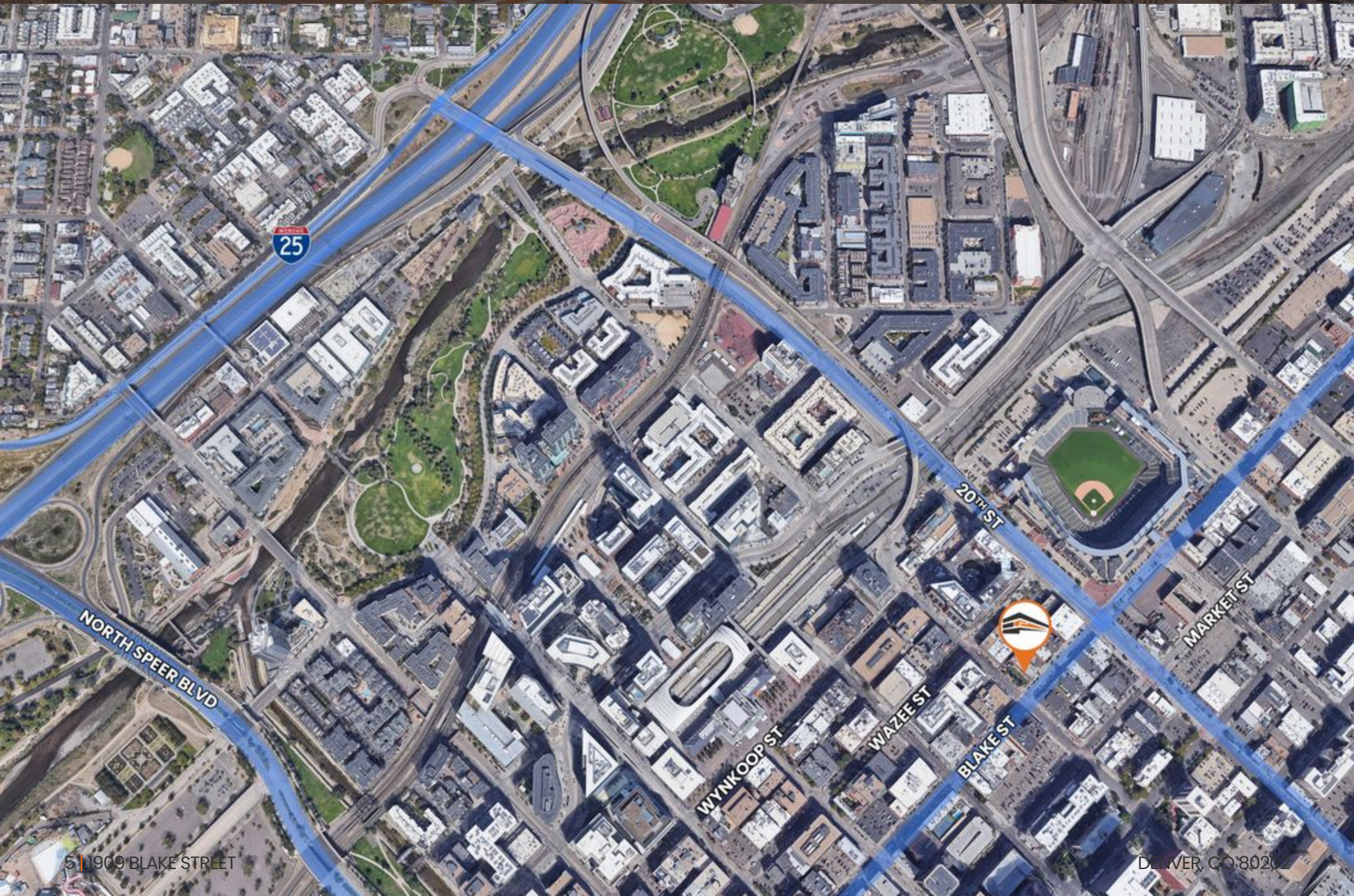
Henry Group Real Estate is pleased to present 1909 Blake Street, Denver, CO 80202 for sale. This 11,028 SF retail building built in 1910 has kept its historic features and is located in the heart of the entertainment district in lower downtown Denver (LoDo). The Property is the former home of the Beta Nightclub, a venue once ranked by Rolling Stone Magazine as the number one dance club in America. This is the perfect property for a new Owner/User, or a developer looking for an assemblage with other nearby properties that are also for sale on Blake Street (1919 Blake Street & 1925 Blake Street).

PROPERTY HIGHLIGHTS

- Attractive assumable debt with 4% interest rate & considerable term remaining
- Prime redevelopment opportunity
- Corner lot with frontage on both 19th Street & Blake Street
- Around the corner from Dairy Block, Coors Field & McGregor Square
- Large outdoor entertainment area
- Flexible zoning uses (see feasibility & zoning study on page 8)







Blake Street Assemblage Opportunity
3 Available Properties
Corner of Blake and 19th
26,929 SF (land)

1909 Blake Street
12,450 SF (land)

1919 Blake Street
6,279 SF (land)

1925 Blake Street
8,119 SF (land)

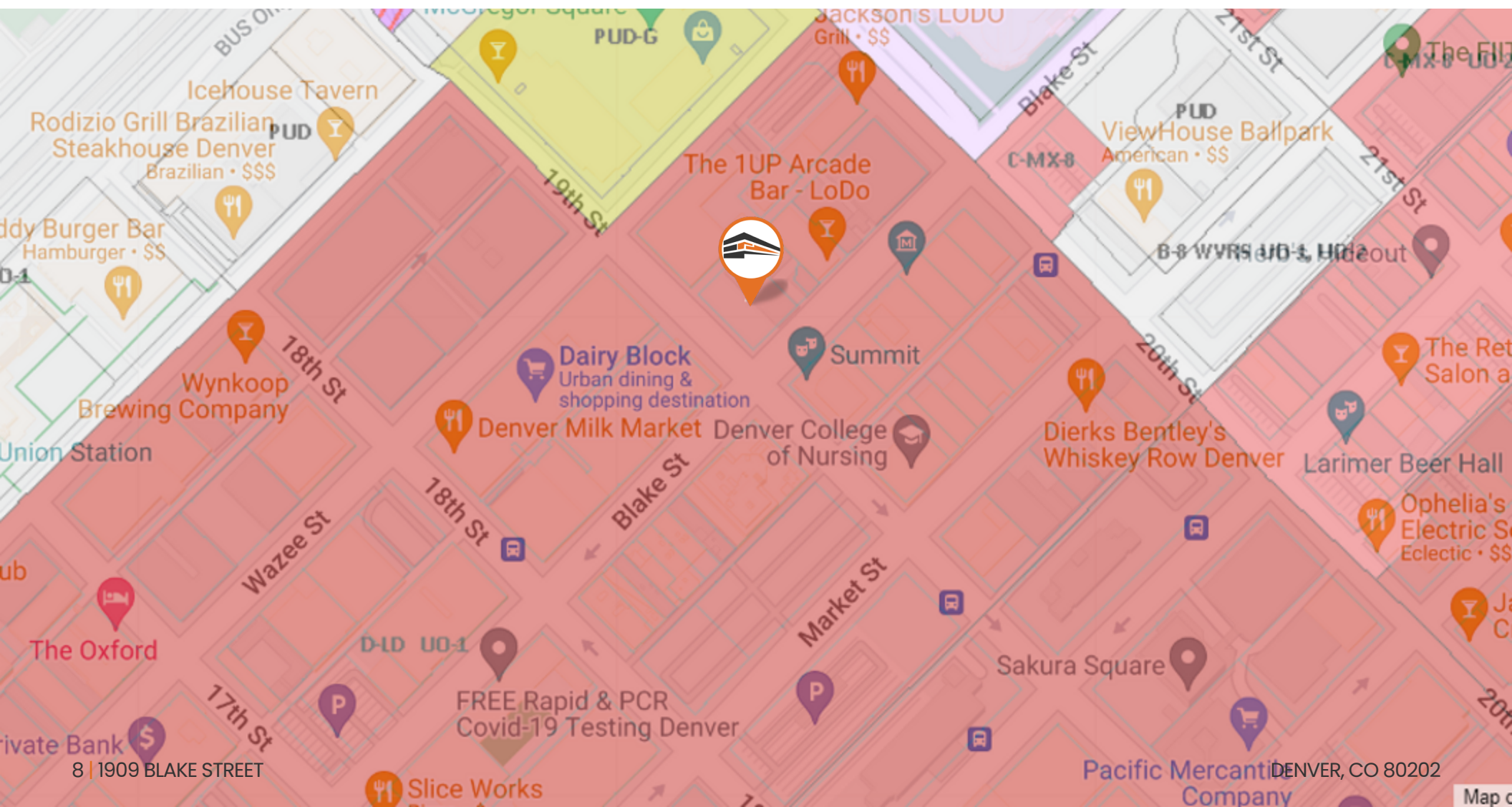


D-LD ZONING

[CLICK HERE](#)

[FEASIBILITY & ZONING STUDY](#)

[ZONE DISTRICT REGULATIONS](#)





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