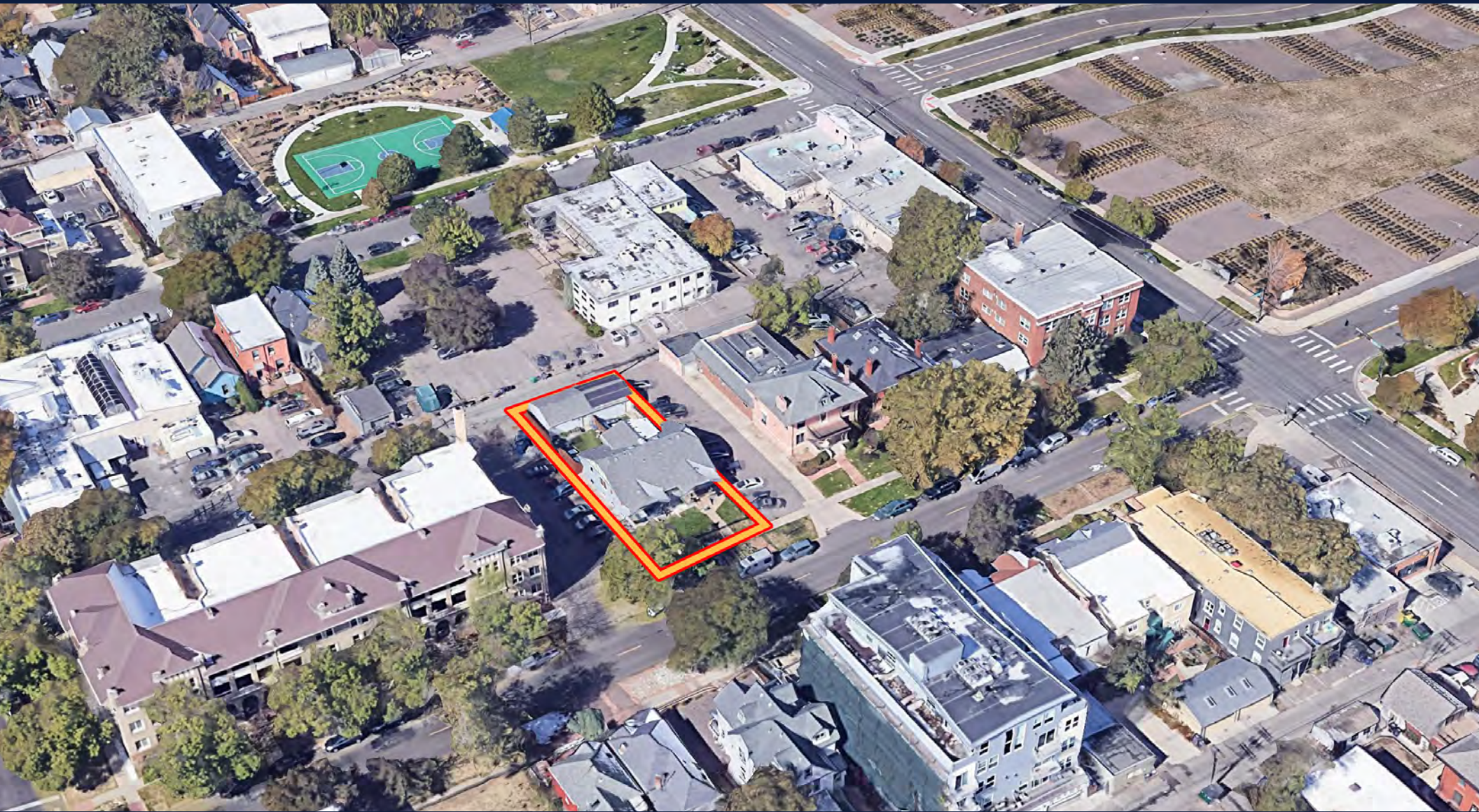


1735-1737 FRANKLIN ST
DENVER, CO 80218

FOR SALE
\$995,000

**MIXED-USE
DEVELOPMENT**



SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

BROKER ASSOCIATE

303.512.1197

gtrotter@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Location:	18th & Franklin
County:	Denver
Total Building Size:	4,115 SF
1735 Franklin St:	2,041 SF
1737 Franklin St:	2,047 SF
Lot Size:	6,285 SF (0.14 AC)
Price Per SF:	\$158 PSF (Ground Value)
Taxes:	\$6,546 (2022)
Year Built:	1931
Pricing:	\$995,000
Zoning:	G-RO-5
Unit Count:	Duplex (2)

- 1,819 new multi-family units currently planned and under construction in the neighborhood.
- 1 block from Saint Joseph Hospital campus and 7 blocks from City Park.
- Building features: Duplex with updated kitchens.
- Each unit has 2 bedrooms, 3 bathrooms, yard with a patio, 1 kitchen, 1 two-car garage, and additional basements.



Unique Properties, Inc. is proud to present 1735-1737 N. Franklin Street to qualified investors, developers, and owner users looking for an ideally situated redevelopment lot that can be leased out or occupied as a residence. The property is zoned G-RO-5 allowing urban housing, duplexes, townhomes, an apartments.



PROPERTY PHOTOS - 1735



PROPERTY PHOTOS - 1737

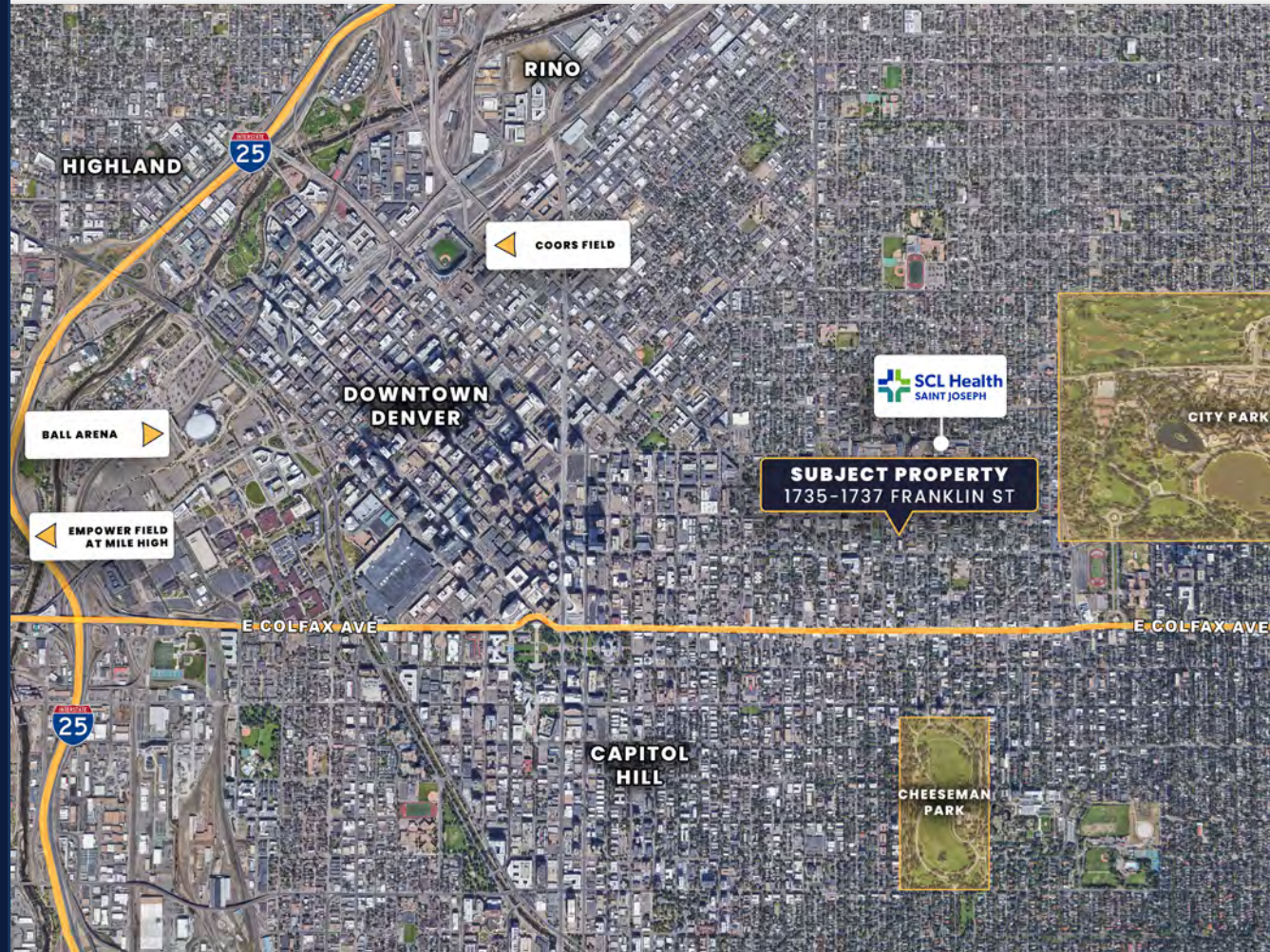


DEMOGRAPHICS & LOCATION MAP

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	48,924	143,621	243,166
2027 Population Projection	53,672	158,409	268,721
Growth 2010-2022	2.2%	2.8%	3.0%
Growth 2022-2027	1.9%	2.1%	2.1%

INCOME BY HOUSEHOLD	1 MILE	2 MILES	3 MILES
< \$25,000	6,155	14,532	21,045
\$25,000 - 50,000	5,333	11,928	18,085
\$50,000 - 75,000	5,340	13,191	20,231
\$75,000 - 100,000	3,635	9,568	14,802
\$100,000 - 125,000	2,916	8,180	13,063
\$125,000 - 150,000	2,069	6,950	10,547
\$150,000 - 200,000	2,097	7,205	11,911
\$200,000+	2,947	10,632	19,236



CITY PARK WEST OVERVIEW



ASSEMBLEDGE OPPORTUNITY



ASSEMBLEDGE OPPORTUNITY

TOTAL LAND: 15,507 SF

1735 Franklin St (Land): 3,142 SF

1737 Franklin St (Land): 3,143 SF

1735 Franklin St (Land): 9,222 SF

G-RO-5 Zoning: <https://acrobat.adobe.com/link/review?uri=urn:aaid:scds:US:197cf168-9d4d-312f-9973-a350eb3f55ce>



UNIQUESM
PROPERTIES

TCN
WORLDWIDE
REAL ESTATE SERVICES

SAM LEGER

CHIEF EXECUTIVE OFFICER

303.512.1159

sleger@uniqueprop.com

GRAHAM TROTTER

BROKER ASSOCIATE

303.512.1197

gtrotter@uniqueprop.com