



# PRICE REDUCED! FOR SALE

.92 AC Lot Entitled For Multi-Units

2772 & 2790 W Bates Ave | Denver, CO 80236



Plans Included in Sale!

## CONTACT:

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## OFFERING SUMMARY

**\$999,000**

<b>Sale Price:</b>	\$1,200,000
<b>Lot Size:</b>	0.92 Acres
<b>APN #:</b>	0532110131000
<b>Zoning:</b>	S-SU-F1
<b>City/County:</b>	Denver/Denver
<b>Water/ Sewer:</b>	City of Denver
<b>Utilities:</b>	On Site
<b>Taxes (2023):</b>	\$3,761.16

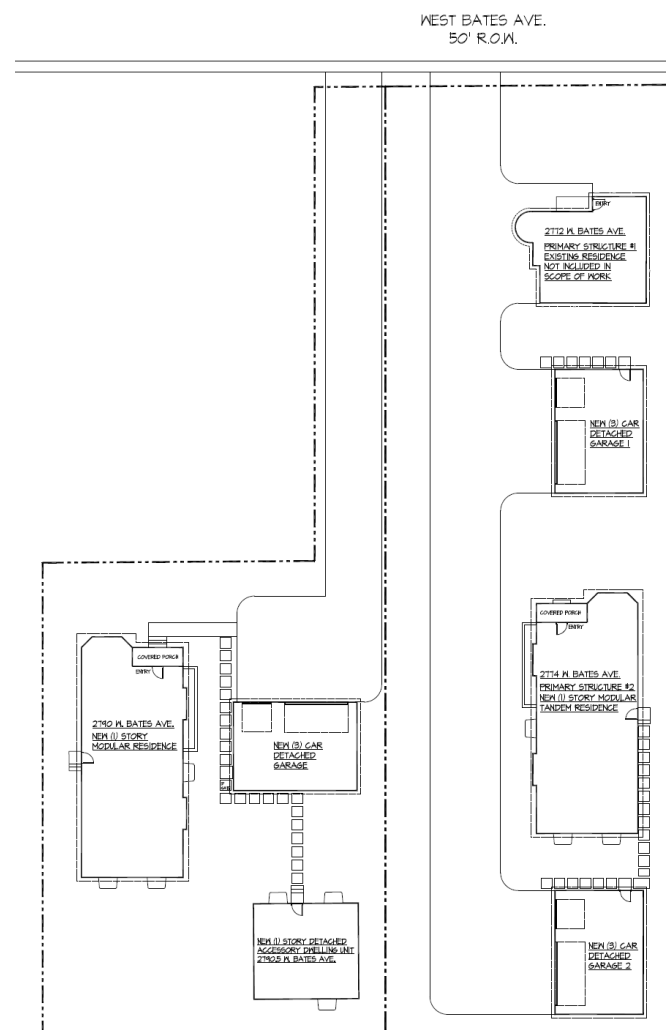
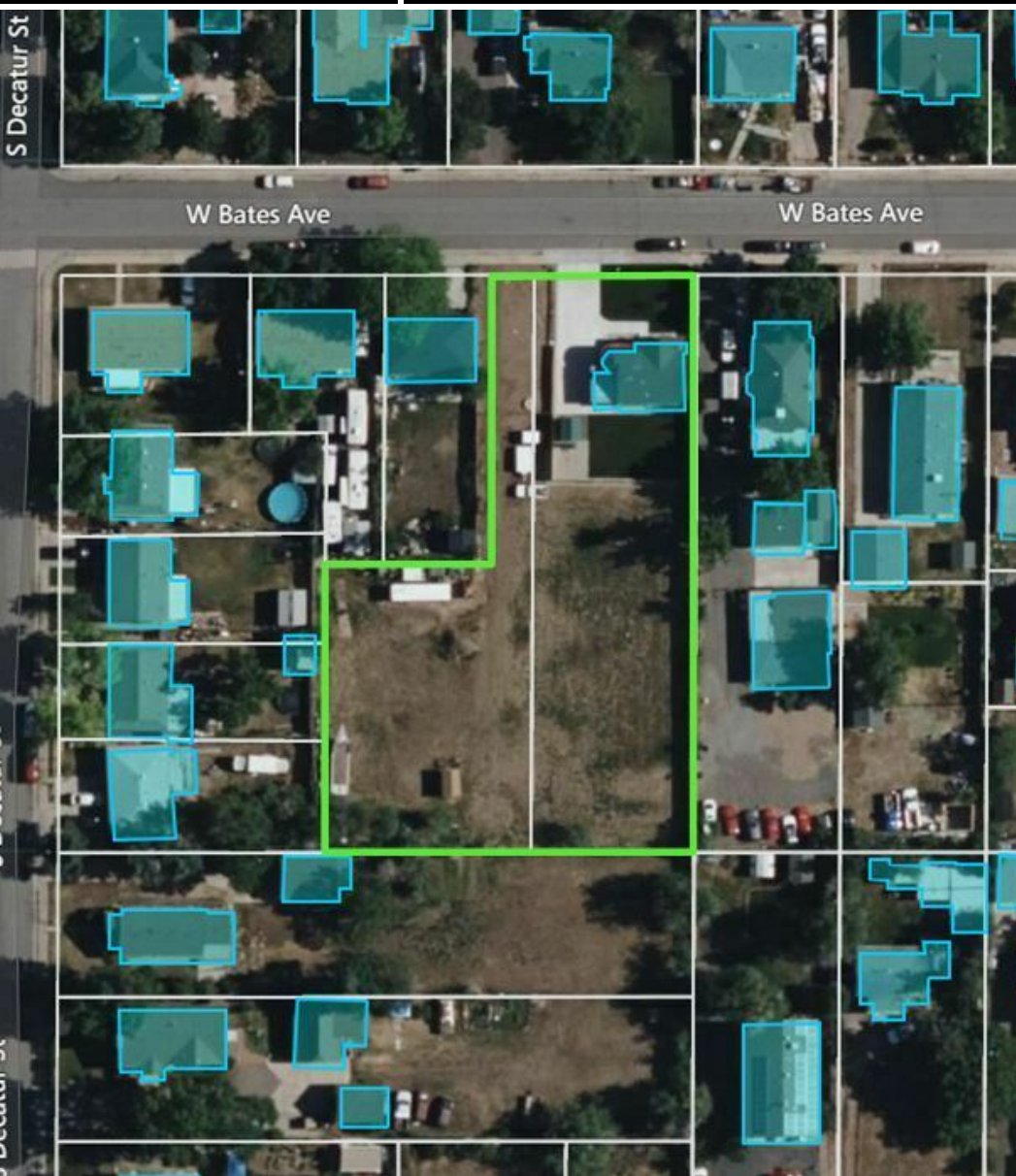
## PROPERTY OVERVIEW

Located in Southern Denver, this property spans .92 acres with a depth of at least 150 feet. S-SU-F1 Zoning regulations allow for the construction of Tandem houses and detached accessory dwelling units (ADUs), offering development potential. With a 3-bedroom, 3-bathroom single-family home currently on site, there's room to explore alternative housing options with income in place. Current plans are available to construct an additional tandem house as well as an ADU and detached garages to the property, creating a 13 bedrooms across 3 structures.

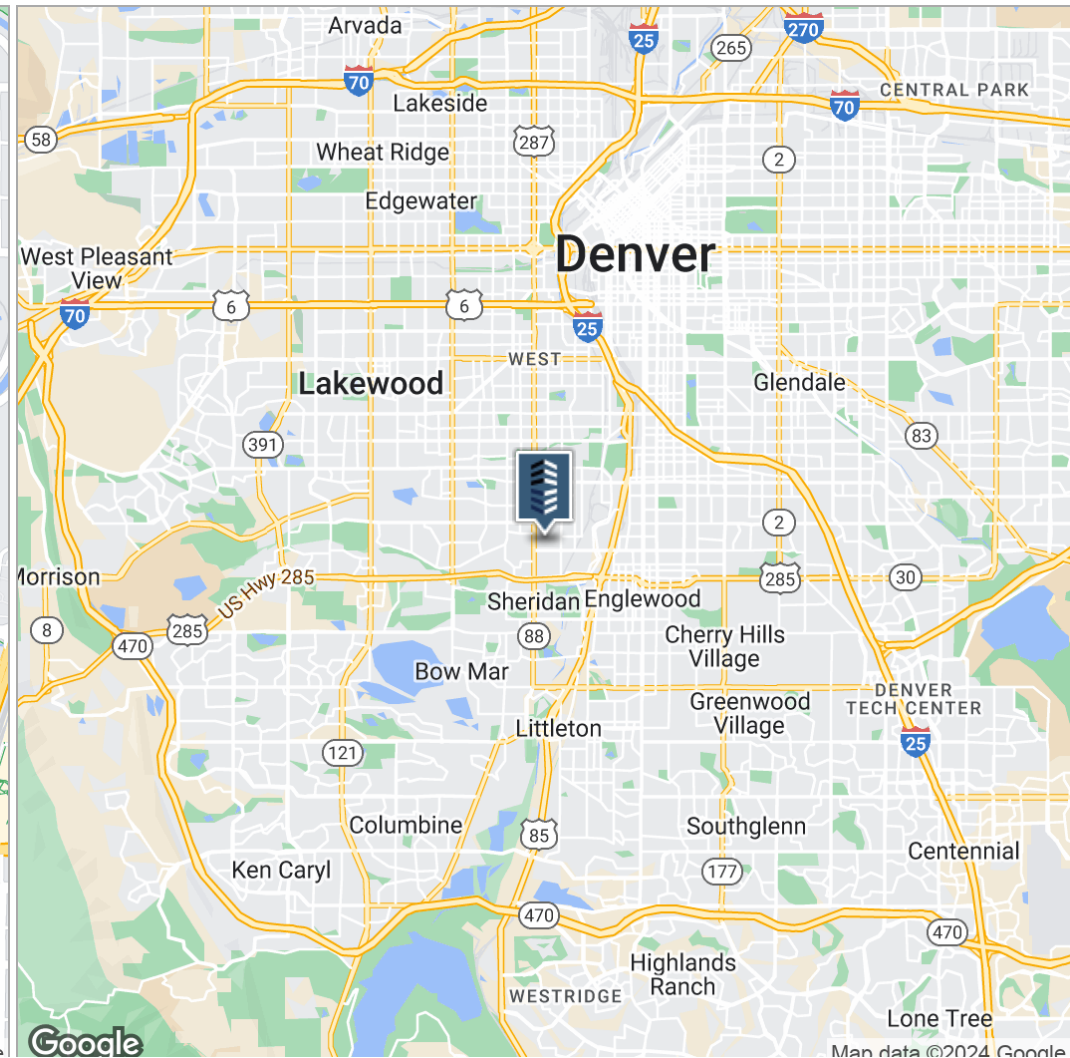
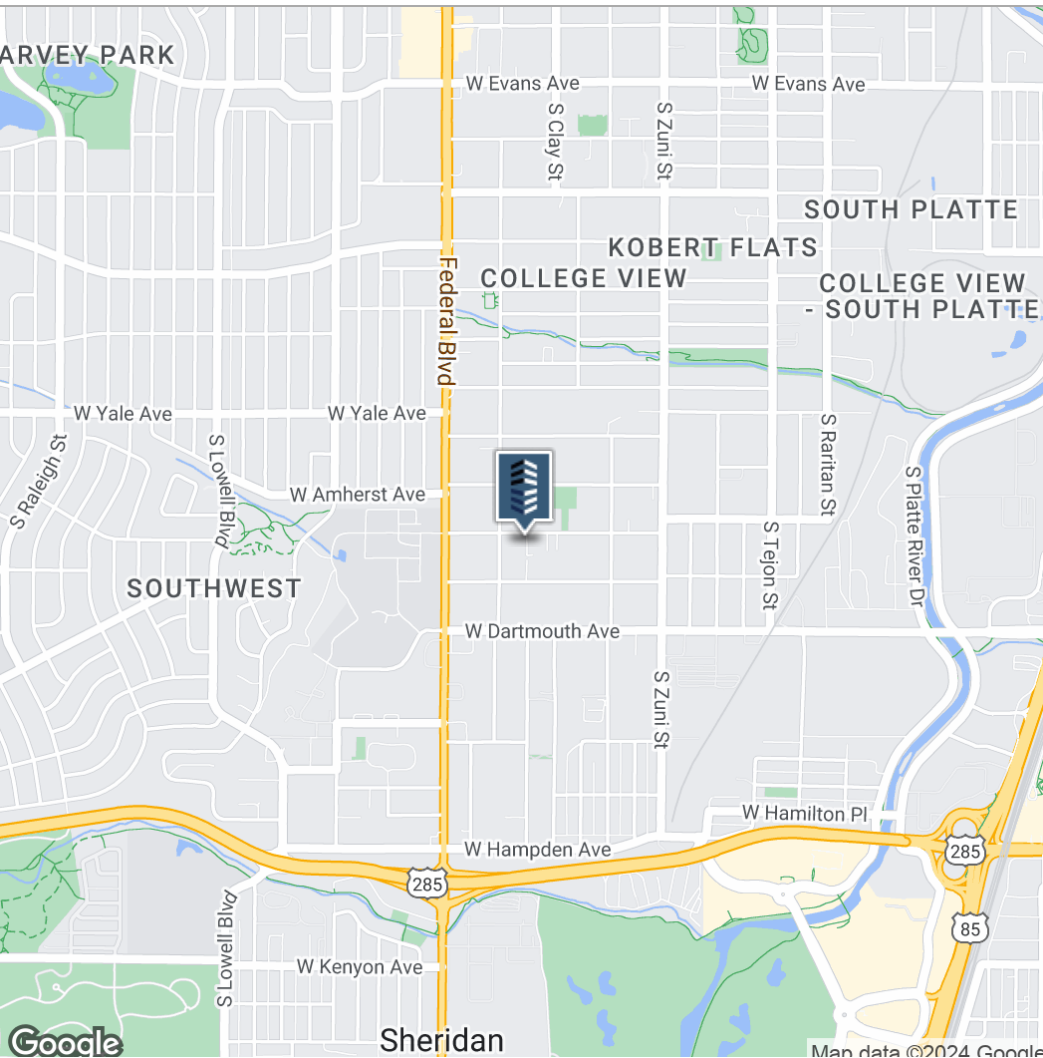
Call Earl or Greg to receive the full plans in place for the property.

## PROPERTY HIGHLIGHTS

- Close Proximity to Major throughfare's (US-285, Santa Fe, Federal Blvd.)
- Surrounded by current Development, strong Demographics, and predicted Growth.
- Development Plans included in Sale







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