



20,875 SQUARE FOOT SITE AVAILABLE FOR SALE POISED FOR REDEVELOPMENT

- **\$2,610,000**
- GOLD LINE Light Rail Station Access
- Easy Access to I-25
- 8-Story Residential Development capabilities
- Spectacular Mountain and City Views
- Utilities on Site



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Commercial Real Estate Services

Property Highlights

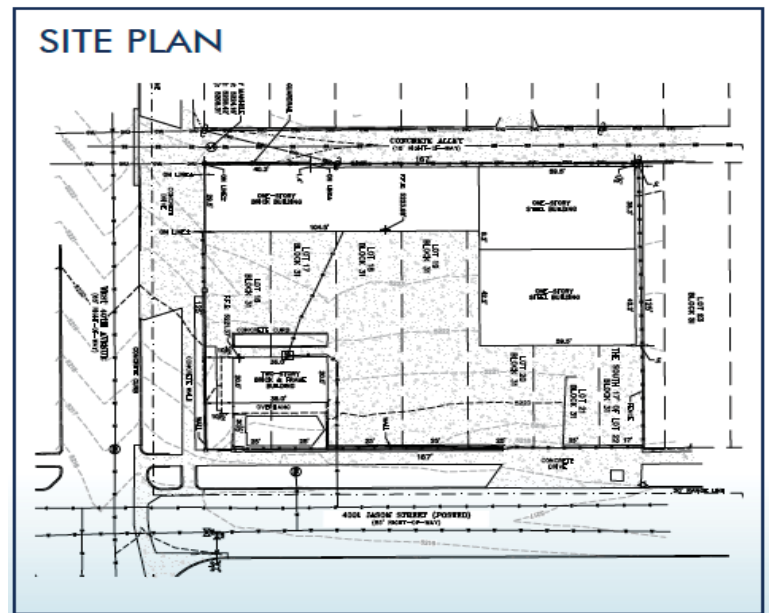
- Site Size: .48 Acres (20,875 SF)
- Building Size: 10,260 SF
- Unobstructed city & mountain views, 2nd story and above
- Existing concept plan submitted to city of Denver for 130 studio/1 bedroom apartments/condos with 110 parking spaces and up to 4,000 SF of commercial space
- Zoning: I-MX-3 (city plans show 8 story development for residential projects.) Fox Station Area and Globeville Plans show 2-8 story development allowed for this property. Owner has met with city and confirmed 8-story development would be supported by Denver Community Planning and Development for this location. Current I-MX-3 zoning can also be maintained if desired.
- Taxes: \$12,414.72-2017 (\$.60/sf land)
- YOC: 1952
- Income in place (lease and terms available by request)
- Corner lot backing up to alley
- Two curb cuts
- Utilities on site (water, gas, electrical, sewer)
- 5/8" Water line
- Land to south and west can go no higher than 3 stories
- Spectacular views of mountains and city
- **SALE PRICE: \$2,610,000**

Location

Sunnyside is a city-center neighborhood in Denver, Colorado, located the northwest part of Denver, on the west side of Interstate 25.

The neighborhood is bounded by Union Pacific Railroad lines on the east, Interstate 70 on the north, Federal Boulevard on the West and 38th Avenue on the south. It is bordered by the Highland neighborhood on the south which has seen tremendous growth over the last few years both in residential and commercial uses.

This station platform will be located immediately east of the rail yards at 41st Avenue and Fox Street providing access to the Gold Line. Parking and the primary bus drop-off will be located on the east side of the station platform. A pedestrian bridge over the rail yards will provide access from the west, and the bus lines serving the neighborhoods to the west would drop off passengers on the west side of the rail yards. The project team proposes expanding the station by building a four-level parking structure in 2030 with capacity for 1,000 cars.



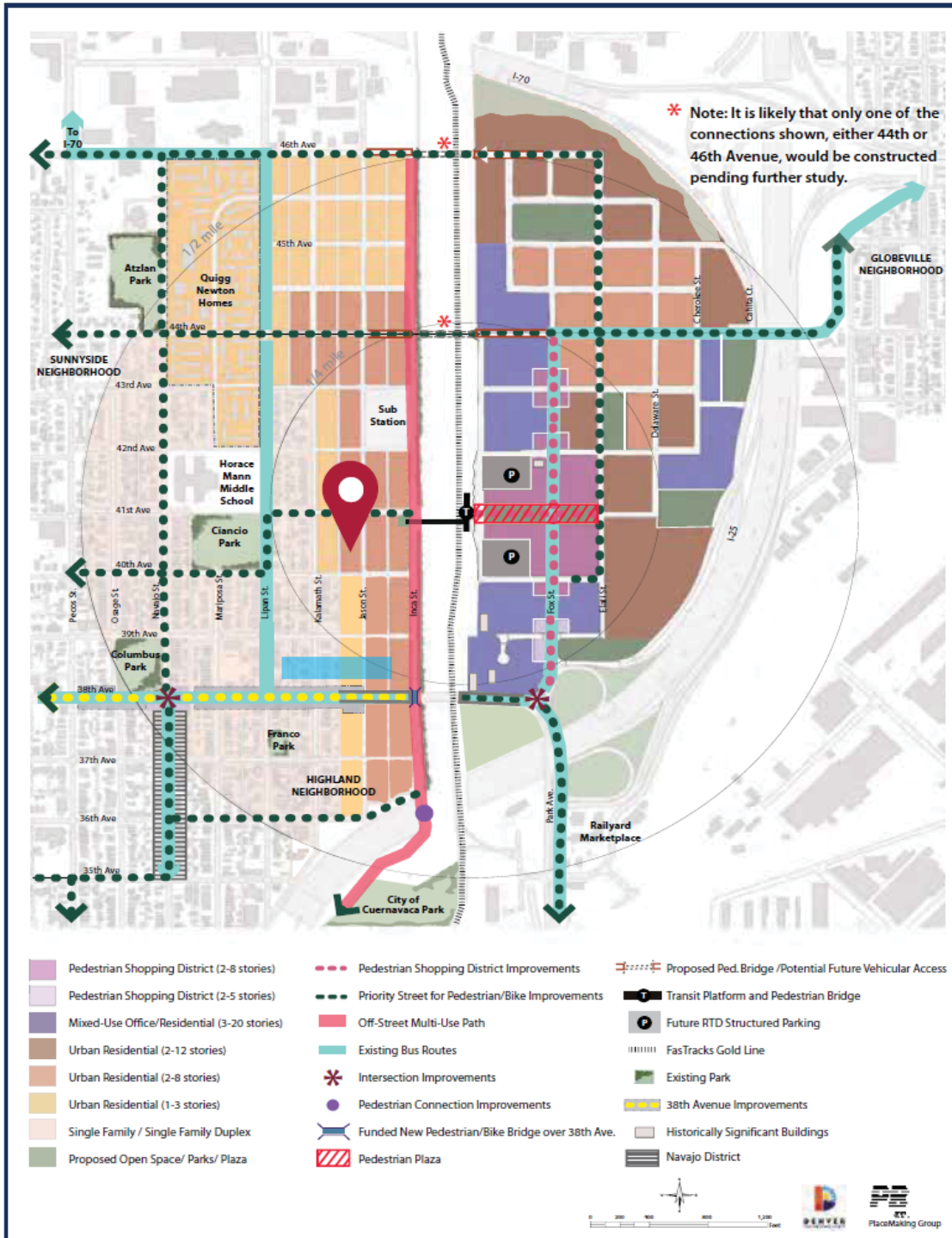
Urban Residential

Urban residential areas are higher density and primarily residential but may include complementary commercial uses.

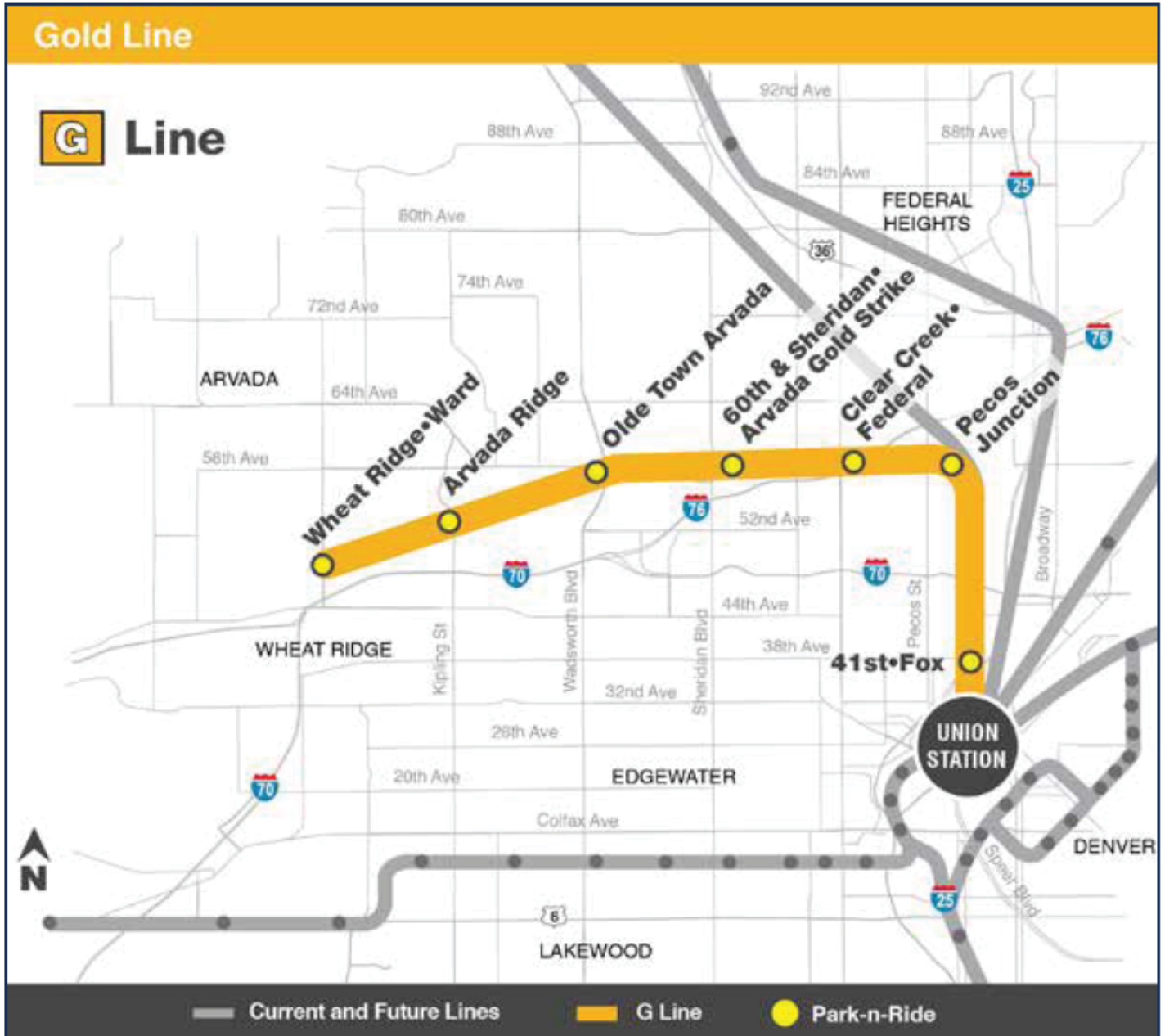
-Source: www.denvergov.org

The 41st and Fox Station Area completed a planning process in 2009 with the adoption of the 41st and Fox Station Area Plan. For the portions of the station area within Globeville, the 2009 adopted Plan envisioned a Pedestrian Shopping District concept with building heights up to 8 stories, Urban Residential areas with varying heights, and Mixed-Use Office/Residential areas with building heights up to 20 stories. The Globeville Neighborhood Plan does not update the recommendations of the 41st and Fox Area Plan.

-Source: www.denvergov.org



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Sunnyside offers exceptional views of the Downtown Denver skyline. It is walking distance to the 41st and Fox Light Rail stop (servicing the Gold Line) and has easy access to retail on 38th Avenue as well as on Fox Street.

The Gold Line is an 11.2-mile electric commuter rail transit line that will connect Union Station to Wheat Ridge, passing through northwest Denver, Adams County and Arvada. It is part of the Eagle P3 Project. The Gold Line has eight stations: Union Station, 41st-Fox, Pecos Junction, Clear Creek-Federal, 60th & Sheridan-Arvada Gold Strike, Olde Town Arvada, Arvada Ridge and Wheat Ridge-Ward. It is scheduled to open to the public early 2018.

WEB LINKS

http://www.rtd-fastracks.com/gl_100
http://www.rtd-fastracks.com/gl_1



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