



**4300**  
KALAMATH  
STREET  
DENVER, COLORADO

**FOR SALE**

**PRIME FOR REDEVELOPMENT: CENTRAL CORNER LOT, ZONED 30-STORY**

**LISTING PRICE:**  
**\$1,500,000**

**BUILDING SIZE:**  
**5,282 SF**

**SITE SIZE:**  
**12,500 SF**

**ZONING:**  
**R-MU-30**

FOR MORE INFORMATION, PLEASE CONTACT:

**RUSSELL GRUBER** INDUSTRIAL SPECIALIST / OWNER  
720-490-1442 | russell@grubercommercial.com



Commercial Real Estate Services

<https://grubercommercial.com>



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## PROPERTY HIGHLIGHTS

- 30 story zoning in place
- Corner lot
- Walking distance to the 41st & Fox Light Rail Station
- Gas/Electric already to the property
- Commercial water tap 5/8" existing
- Property is located within an Enterprise Zone
- HUB Zone Qualified
- Easy access to Downtown Denver
- Easy access to both I-25 & I-70



## PROPERTY DETAILS

- 2019 Taxes: \$30,103.38
- Existing 5,282 SF building on-site (office)
- 12,500 SF site
- DOC: 1968
- City and County of Denver



## R-MU-30 RESIDENTIAL MIXED-USE DISTRICT

The R-MU-30 district is a primarily residential district allowing higher density multiple unit dwellings of a density appropriate to the center-city and other activity centers such as light rail transit stations. Supporting commercial development, such as consumer retail and service uses and small-scale office uses, is encouraged to create a truly mixed-use environment. No maximum residential density is prescribed. Instead, maximum height, setbacks, and open space requirements determine the scale of buildings.

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