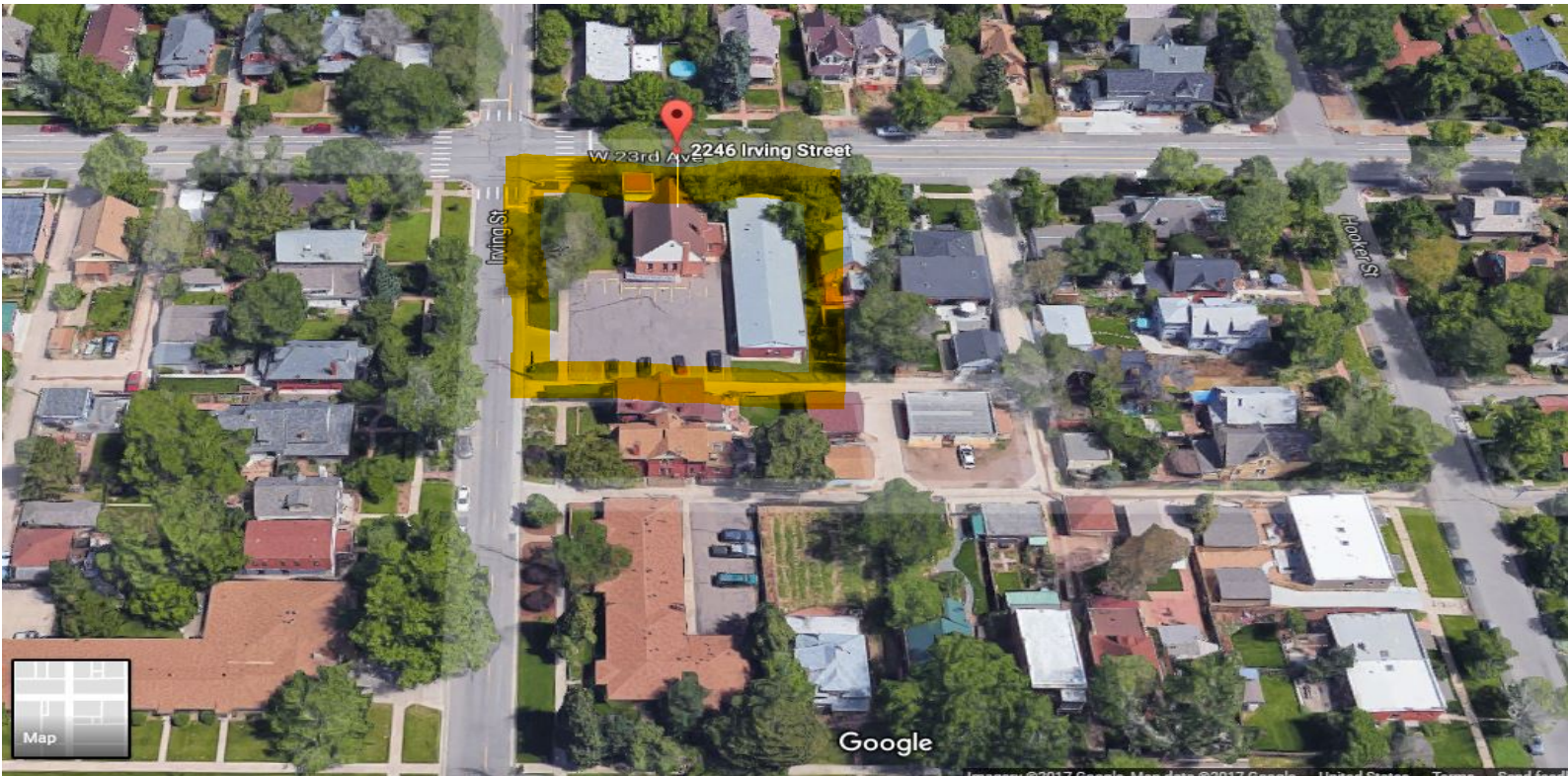


SLOAN'S LAKE OPPORTUNITY SITE APPROVED 30,000/SF OF DEVELOPMENT

2246 IRVING STREET DENVER CO



*Above photos are Architectural renderings

PRICE REDUCED - NOW \$1,600,000

PROPERTY SUMMARY

Location:	23rd and Irving - 10 blocks directly East of Sloans Lake / 8 blocks south of the Highlands Shopping District (32nd and Lowell)
Existing Buildings:	3 minute drive to I-25 Church and separate adjacent building (6,800 /SF total existing)
Zoning:	U-MX-2X
Available Size:	15,000 sf (surrounding church)

FEATURES

Site Approved: Up to 30,000/SF of buildable structure, (to live/work, Co-Work include townhouses, multi-family and retail)
In-fill established surrounding neighborhood
Possible Co-Venture opportunity with current Owner
Direct highway access at 23rd and I-25 (3-4 minutes)
*Owner to retain 2,000/SF of historically designated church structure- owner will work with buyer on intended use

For more information, please contact:

John Fairbairn
T 303.226.4764
john@denverofficespace.com

2696 South Colorado Boulevard | Suite 320 | Denver, CO 80222 | 303-765-4344

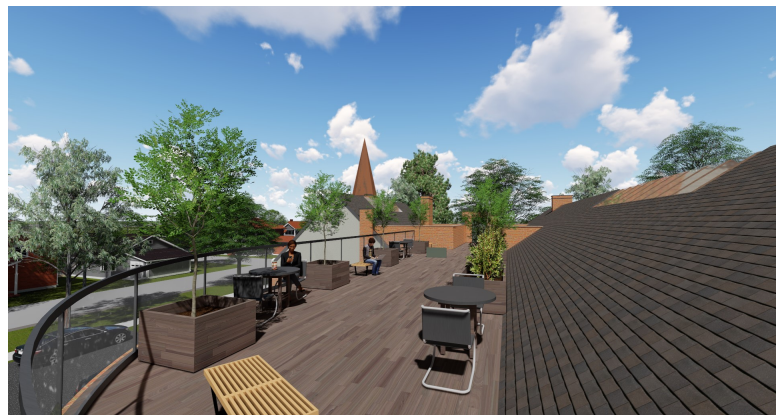
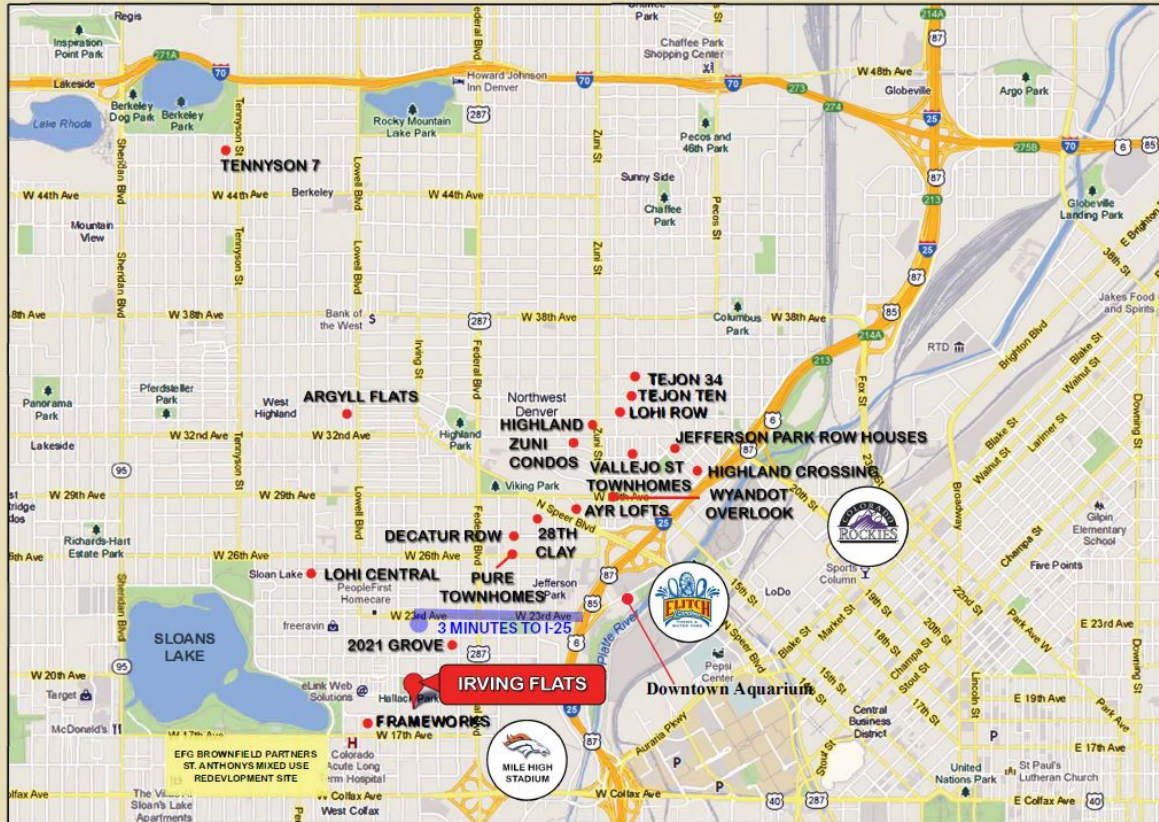
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SLOANS LAKE OPPORTUNITY SITE APPROVED FOR 30,000/SF OF DEVELOPMENT

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