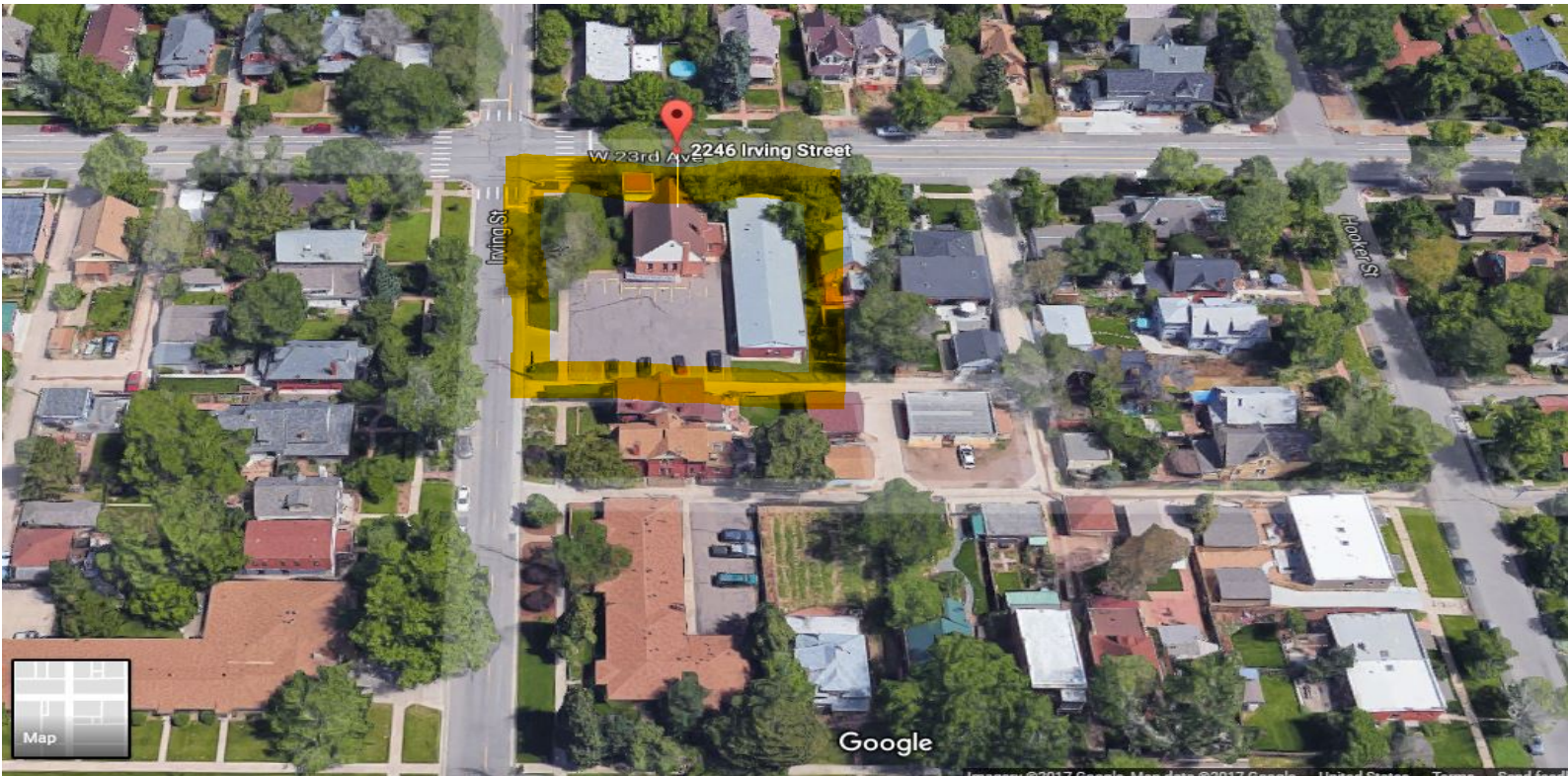


SLOAN'S LAKE OPPORTUNITY SITE APPROVED 30,000/SF OF DEVELOPMENT

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)

For more information, please contact:

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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**

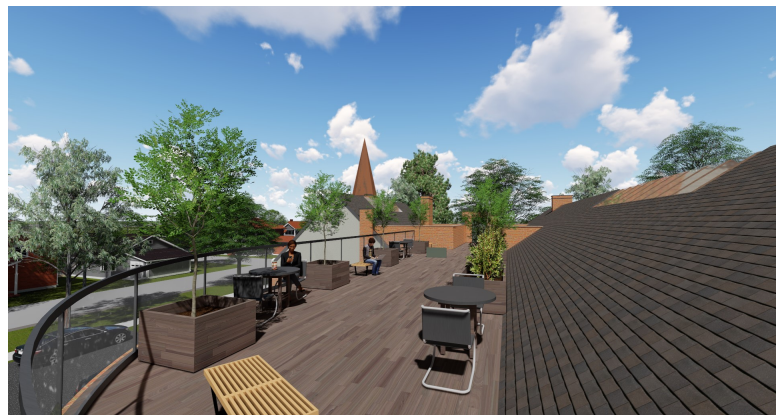
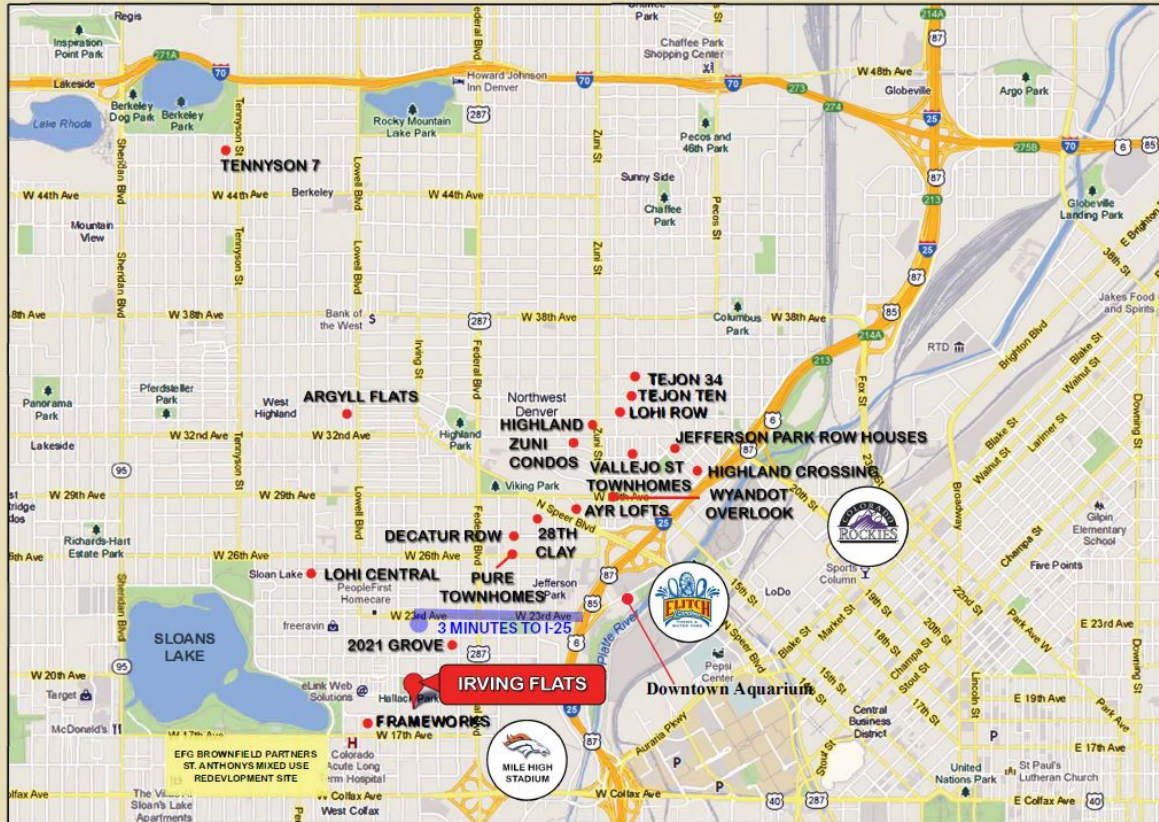
fairbairn
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SLOANS LAKE OPPORTUNITY SITE APPROVED FOR 30,000/SF OF DEVELOPMENT

2246 IRVING STREET, DENVER



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