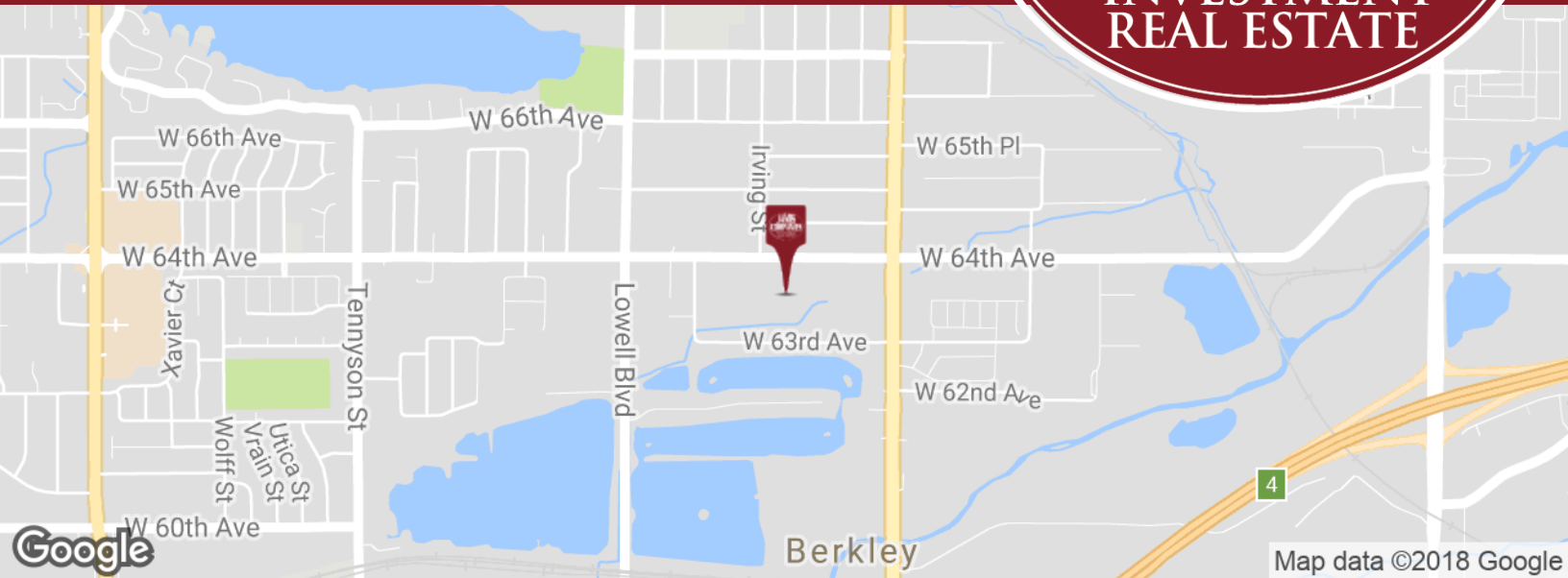




LAND FOR SALE

MULTIFAMILY LAND IN UNINCORPORATED ADAMS COUNTY
3240 W. 64TH AVE, DENVER, CO 80221



Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM

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3240 W. 64TH AVE, DENVER, CO 80221



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$500,000.00
Taxes:	\$5,194.84
Lot Size:	2.44 Acres
Zoning:	Multifamily
Price / SF:	\$4.70



PROPERTY OVERVIEW

Multi-family Zoned parcel ideal for immediate small development of 4 units. Can add amended zoning up to 24 units. Well located residential parcel. Water and sewer taps already installed.

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LOCATION MAPS



Presented By:

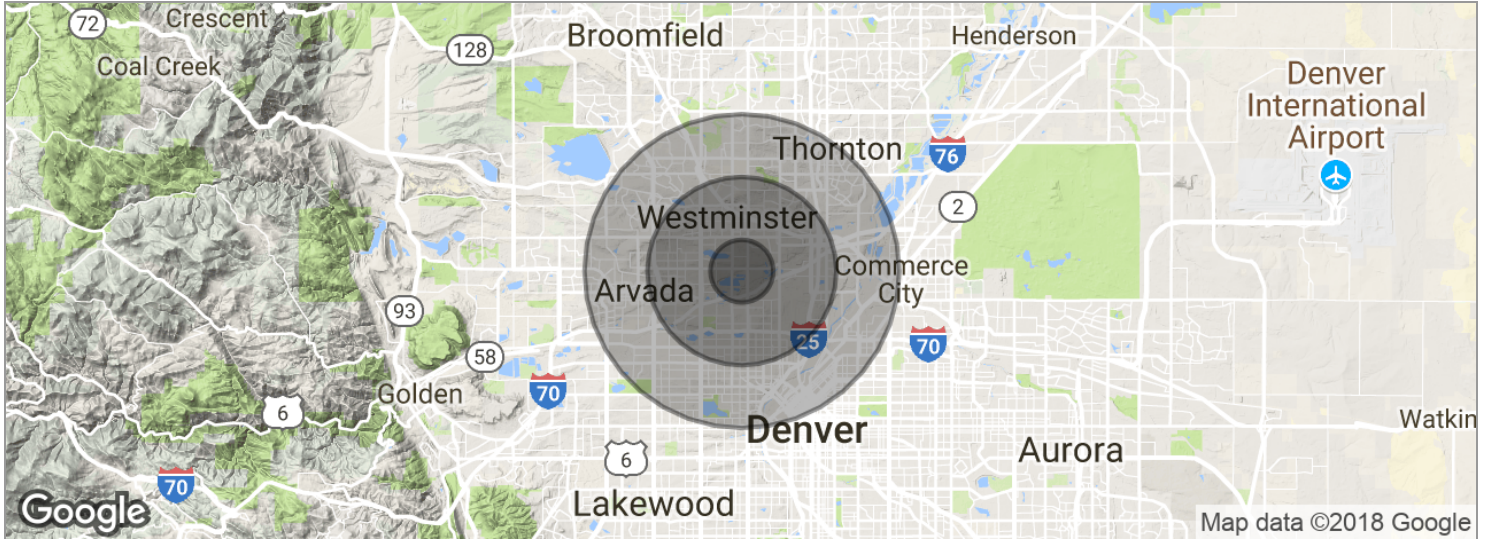
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,572	122,057	338,722
Median age	31.1	34.5	35.3
Median age (Male)	29.5	33.7	34.4
Median age (Female)	33.9	35.8	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,560	45,532	137,461
# of persons per HH	3.0	2.7	2.5
Average HH income	\$44,740	\$54,652	\$58,575
Average house value		\$204,792	\$219,413

** Demographic data derived from 2010 US Census*

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