

For Sale
9,464 SF Development
Site in Curtis Park



2317 Stout Street

Denver, Colorado 80205

Property Overview

- Unique in-fill development opportunity in the Curtis Park neighborhood, just north of Downtown Denver
- New construction office and multi-family projects fueling strong growth in population and demographics in the area
- Proximity to Downtown and other districts makes it an ideal location for high-density, mixed-use developments
- Ranked a Walker's Paradise with a 93 Walk Score, Transit Score of 85, and Bike Score of 97
- Easy access to Interstates 25 & 70 and nearby mass transit options make travel easy throughout metro Denver area

Sale Price: \$946,400 (\$100.00/SF)



For more information:

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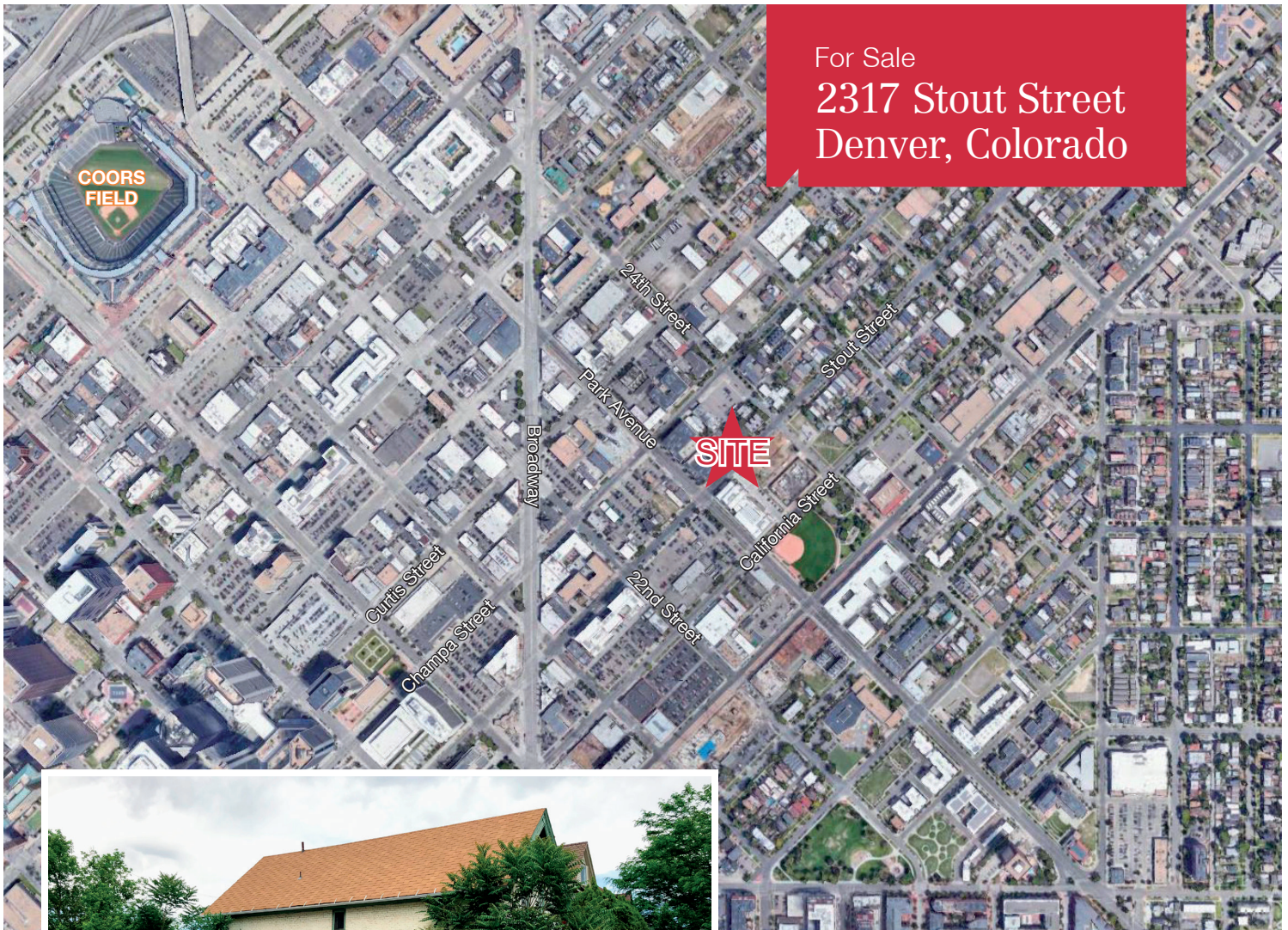
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Property Facts

Lot Size:	9,464 SF (0.217 AC)
Zoning:	G-MU-3
Permitted Use:	Multi-Unit Residential
Taxes (2017):	\$9,627.87

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