



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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# Paired Home Development Opportunity

4435 Elizabeth St., Denver, CO 80216



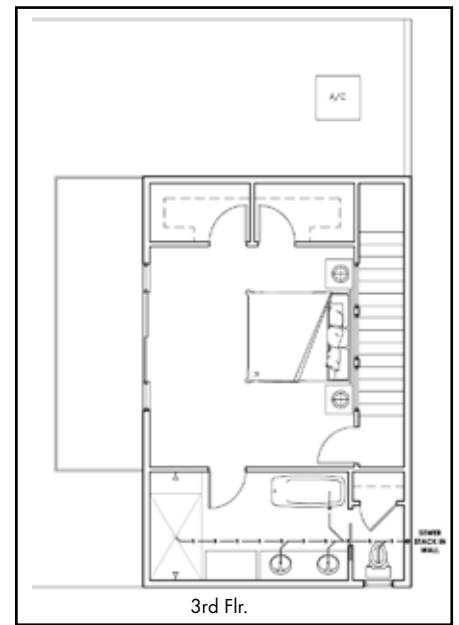
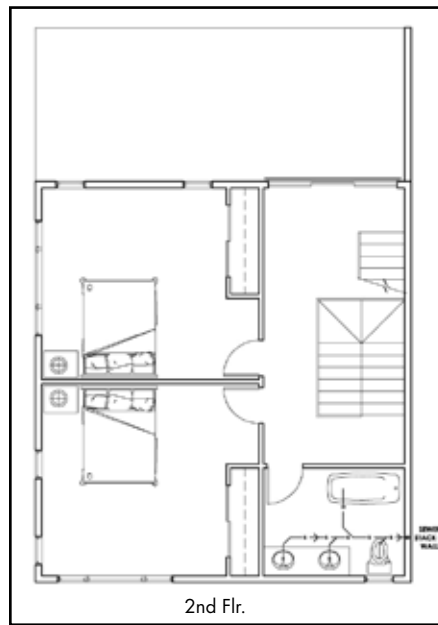
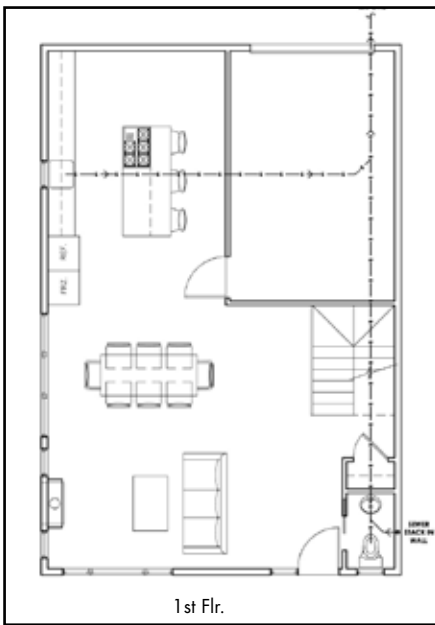
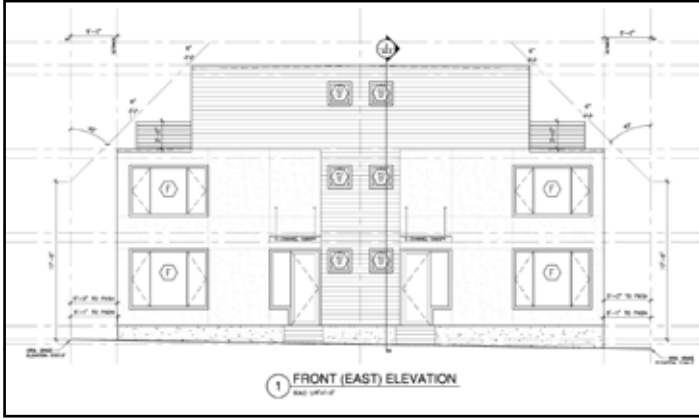
Built in 1962, the existing building currently on the property is a 3-unit apartment building on a 9,750 SF lot, that generates \$2,559/month in rental income. Plus it has building approvals that allow for two duplexes (total of 4-units). Full construction plans available.

## Offered at \$699,000

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**DEMOGRAPHICS:** (Source: CoStar)

	1 Mile	3 Miles	5 Miles
Population:	15,036	149,761	419,662
Households:	5,301	71,974	190,692
Median Age:	30.60	34.60	35.60
Ave. HH Size:	2.70	2.00	2.10
Proj. Growth 2018-2023:	15.44%	11.20%	9.90%
Median HH Income:	\$36,360	\$62,550	\$62,484

