

1751

FRANKLIN ST

DENVER, CO 80218

SALE PRICE

~~\$1,499,000~~ **\$1,200,000**



MIXED-USE DEVELOPMENT
NON-HISTORIC



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 **UNIQUE**
PROPERTIES

 TCN
REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS

Address	1751 Franklin Street Denver, CO 80218
Location	18th Ave & Franklin St
Sale Price	\$1,499,000 \$1,200,000
Price/ SF	\$126/SF (Ground Value)
Building Size	4,521 SF
Lot Size	9,466 SF (0.21 AC)
Parking	3-4 Car Garage + Dedicated Parking Lot
Taxes (2024)	\$26,729
Zoning	G-RO-5

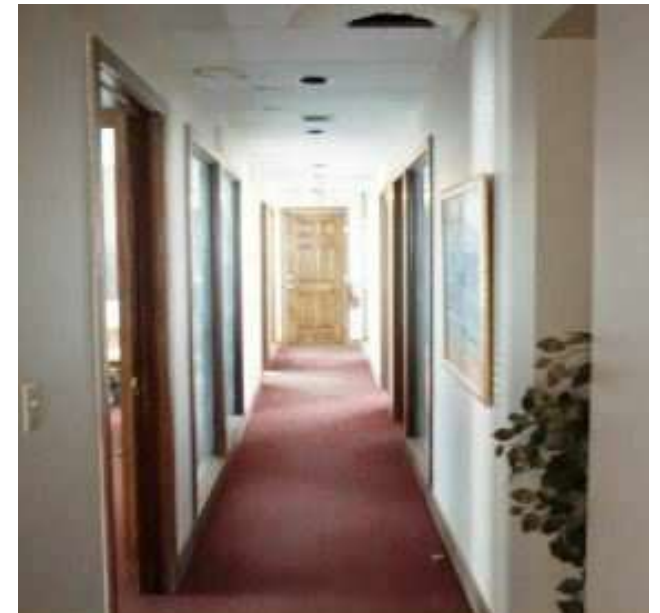
PROPERTY DESCRIPTION

Unique Properties is proud to offer 1751 Franklin Street to qualified investors, developers, and owner users looking for an ideally situated redevelopment lot that can be leased out or occupied until redevelopment plans are made. The property is zoned G-RO-5 allowing urban housing, duplexes, townhomes, and apartments.

- 1,819 new multi-family units currently planned and under construction in the neighborhood.
- 1-block from Saint Joseph Hospital & 7-blocks from City Park.
- Building Features: Office mansion boasting abundant natural light and socially distanced private offices.
- Building Layout: 11 private offices, 3 bathrooms, conference room, kitchenette, 3-4 car garage, and basement storage.



ADDITIONAL PHOTOS



DEMOGRAPHICS & LOCATION MAP

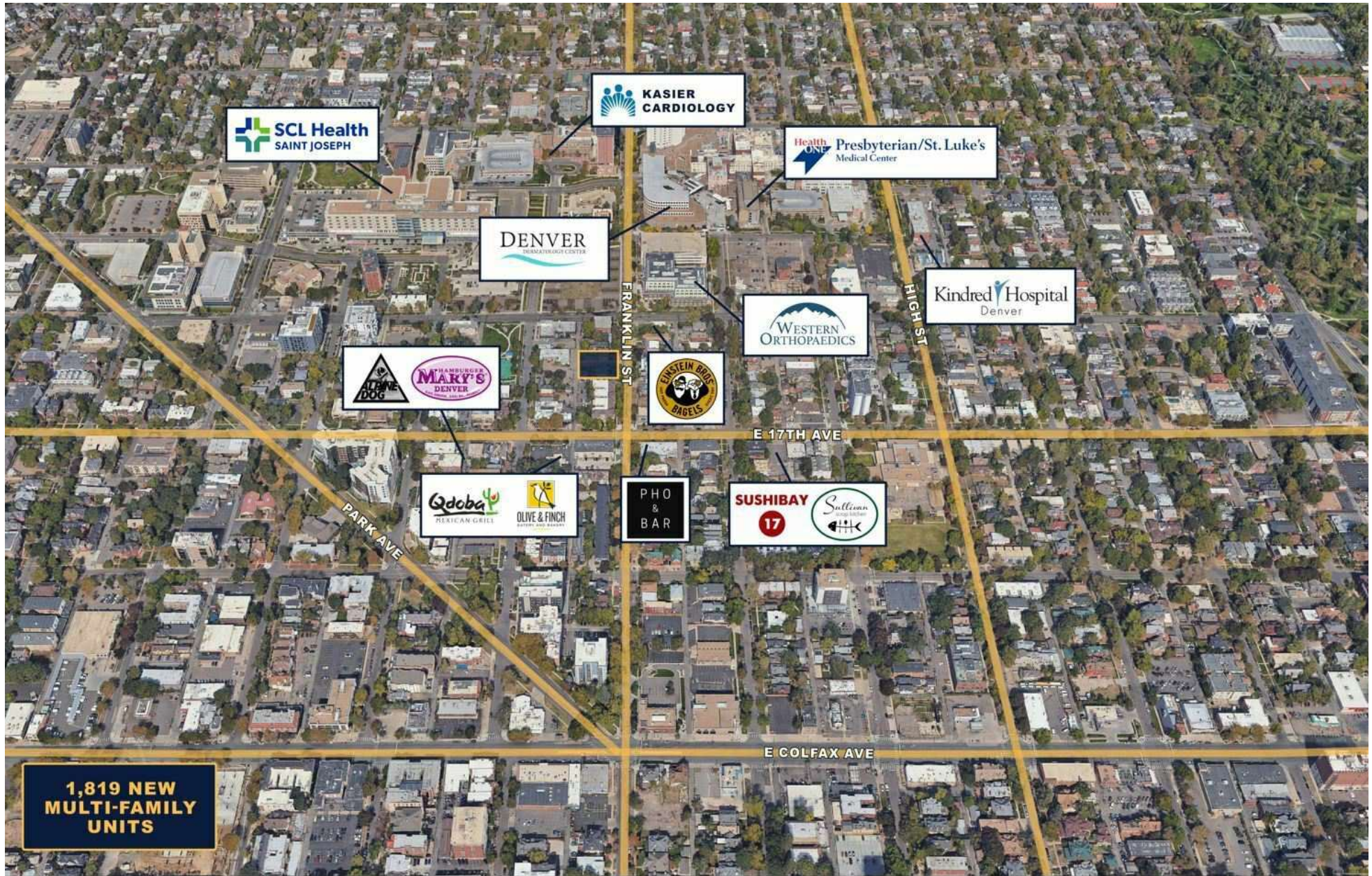
DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	48,924	143,621	243,166
2027 Population Projection	53,672	158,409	268,721
Growth 2010-2022	2.2%	2.8%	3.0%
Growth 2022-2027	1.9%	2.1%	2.1%

INCOME BY HOUSEHOLD	1 MILE	2 MILES	3 MILES
< \$25,000	6,155	14,532	21,045
\$25,000 - 50,000	5,333	11,928	18,085
\$50,000 - 75,000	5,340	13,191	20,231
\$75,000 - 100,000	3,635	9,568	14,802
\$100,000 - 125,000	2,916	8,180	13,063
\$125,000 - 150,000	2,069	6,950	10,547
\$150,000 - 200,000	2,097	7,205	11,911
\$200,000+	2,947	10,632	19,236



CITY PARK WEST OVERVIEW





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