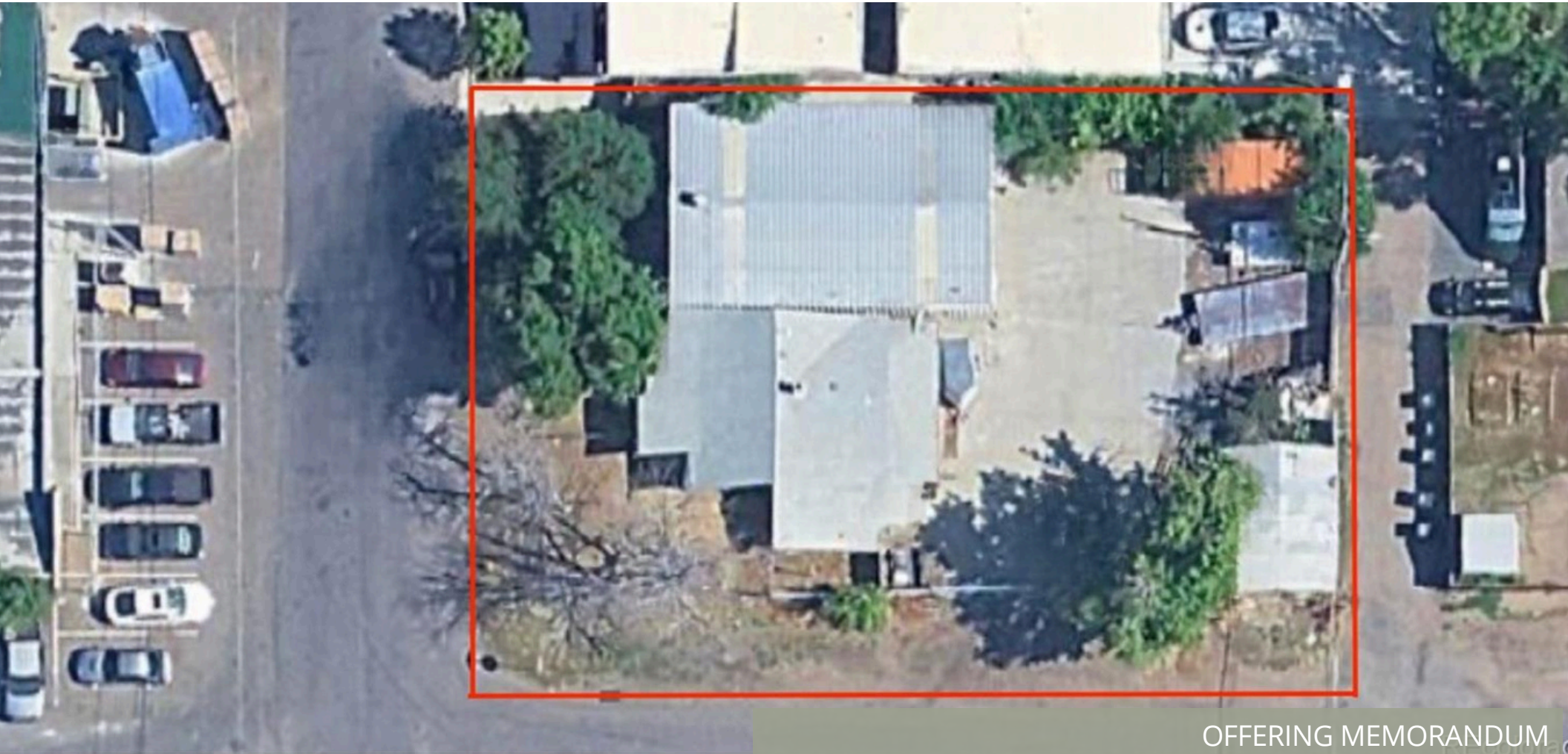


2292 S. Delaware St.
DENVER, COLORADO



OFFERING MEMORANDUM

BANYAN REAL ESTATE LLC
387 Corona St, Ste 501
Denver, CO 80218



PRESENTED BY: _____

Chris LaMee
Founder | Broker
office: 303.573.5573
cell: .303.748.3843
Chris@BanyanRealEstate.com
www.BanyanRealEstate.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

2292 S. Delaware St.



Property Summary

Price: \$789,000
Zoning: I-MX-3
Lot Size: 9,160 SqFt
Parking: 10 spaces
Type: Land Development
Frontage: Delaware Street

Property Overview

UNMATCHED URBAN COMPOUND & ULTIMATE MAN-CAVE/LIVE-WORK OPPORTUNITY WITH FUTURE DEVELOPMENT POTENTIAL! Located on a prime corner lot just blocks from South Broadway and two blocks to the Evans Light Rail station, this rare property features an approximately 1,500 sqft, heavy-duty steel building in great condition with incredible clear height—perfect for a private collector's garage, car lifts, or a high-end workshop. It has front and rear roll-up doors. The site includes a standalone 2-bedroom house (asbestos already remediated and cleared out) ready for your custom finishes to become a private clubhouse or live-work office, an expansive secure backyard, a secondary garage/shed structure, and the massive benefit of currently being taxed as a single-family home with no HOA fees, unlike most small bay warehouses. Best of all, your passion project can become a turn-key development site ready to go vertical whenever you choose! Or build now using the fully entitled plans for 10 modern slot homes. These plans will expire soon if the building permit is not pulled. Great land banking play!

BANYAN REAL ESTATE LLC
387 Corona St, Ste 501
Denver, CO 80218



PRESENTED BY:

Chris LaMee
Founder | Broker
office: 303.573.5573
cell: .303.748.3843
Chris@BanyanRealEstate.com
www.BanyanRealEstate.com

PROPERTY PHOTOS

2292 S. Delaware St.



BANYAN REAL ESTATE LLC
387 Corona St, Ste 501
Denver, CO 80218



PRESENTED BY:
Chris LaMee
Founder | Broker
office: 303.573.5573
cell: .303.748.3843
Chris@BanyanRealEstate.com
www.BanyanRealEstate.com

PROPERTY Renderings

2292 S. Delaware St.



Fully entitled, 10-Townhomes with garages, development with no affordable housing requirements. 3-story, 12,964 total sqft.

Asbestos remediation completed on existing structures.

BANYAN REAL ESTATE LLC
387 Corona St, Ste 501
Denver, CO 80218



PRESENTED BY:
Chris LaMee
Founder | Broker
office: 303.573.5573
cell: .303.748.3843
Chris@BanyanRealEstate.com
www.BanyanRealEstate.com



Neighborhood Profile

2292 S. Delaware St.

- Annual Taxes 2024: \$3,117
- Zoning: I-MX-3
- 4 blocks to South Broadway
- 2 blocks to Evans Light Rail Station
- Minutes to Harvard Gulch Park
- Minutes to Overland Golf Course



11,187 total population



\$130,605 average HH income
\$94,596 median HH income



Household growth 2020-2024 was 1.59%



Owner occupied= 55%
Renter occupied= 45%

Stats for 1 mi radius according to CoStar



As a founder of Banyan Real Estate, LLC, Chris' highest concern is quality of service provided to each and every client. He has assembled a team of professionals who ensure that each client will receive the best customer service based on your personal needs. That high level of service has led to 85% of Chris' annual real estate production coming from client referrals and repeat business. A referral from a satisfied customer is the highest compliment a Realtor can receive and is probably the best indicator of client satisfaction.

Chris has won production awards for the last 24 years in a row, making him one of Metro-Denver's top real estate professionals and ranking him in the top 1% of producers nationally.

Along with being involved with thousands of real estate transactions, Chris has played an integral role in numerous real estate development and investment projects from large scale ranch land development, to apartment condo conversions, to duplex splits, to office condo creation. He's even been called on by both the Denver County Circuit Court and the Adams County Circuit Court to be a Commissioned Judge in eminent domain cases. Chris attempts to bring this vast knowledge into every real estate transaction. From first time buyers, to sophisticated investors, Chris enjoys using his experience and knowledge to further his client's needs. Chris has a bachelor's degree in Marketing and a Master of Business Administration/Real Estate from the University of Colorado, Boulder; a total of six years worth of academic work topped off with 2 full years focusing on Real Estate for his MBA. He's been in the real estate brokerage business since 1989 and he is essentially a Colorado native after moving to Denver when he was a year old and growing up in Denver and Evergreen. Chris and his wife Kim have two daughters and enjoy all of the outdoor activities that Colorado has to offer.

DISCLAIMER

2292 S. Delaware St.



All materials and information received or derived from Banyan Real Estate LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Banyan Real Estate LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Banyan Real Estate LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Banyan Real Estate LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Banyan Real Estate LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Banyan Real Estate LLC in compliance with all applicable fair housing and equal opportunity laws.