

3396 S Sherman St

3396 South Sherman Street, Englewood,
CO 80113



FOR SALE

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Property Description

Discover the neighborhood surrounding the property in Englewood. Positioned within a designated Opportunity Zone, this property offers significant tax incentives for forward-thinking Land investors. With its proximity to South Broadway's dining and entertainment scene, the area attracts a diverse mix of professionals and residents. Englewood's location provides easy access to major highways and public transportation, making it an ideal choice for investors seeking a well-connected, active community with ample amenities. Don't miss the opportunity to capitalize on these unique tax advantages and be a part of this neighborhood's growth and potential.

Property Highlights

- Mixed-Use Zoning
- Prime visibility and accessibility
- Located in an Opportunity Zone
- Proximity to major business centers and transportation hubs
- Potential for bespoke development and expansion

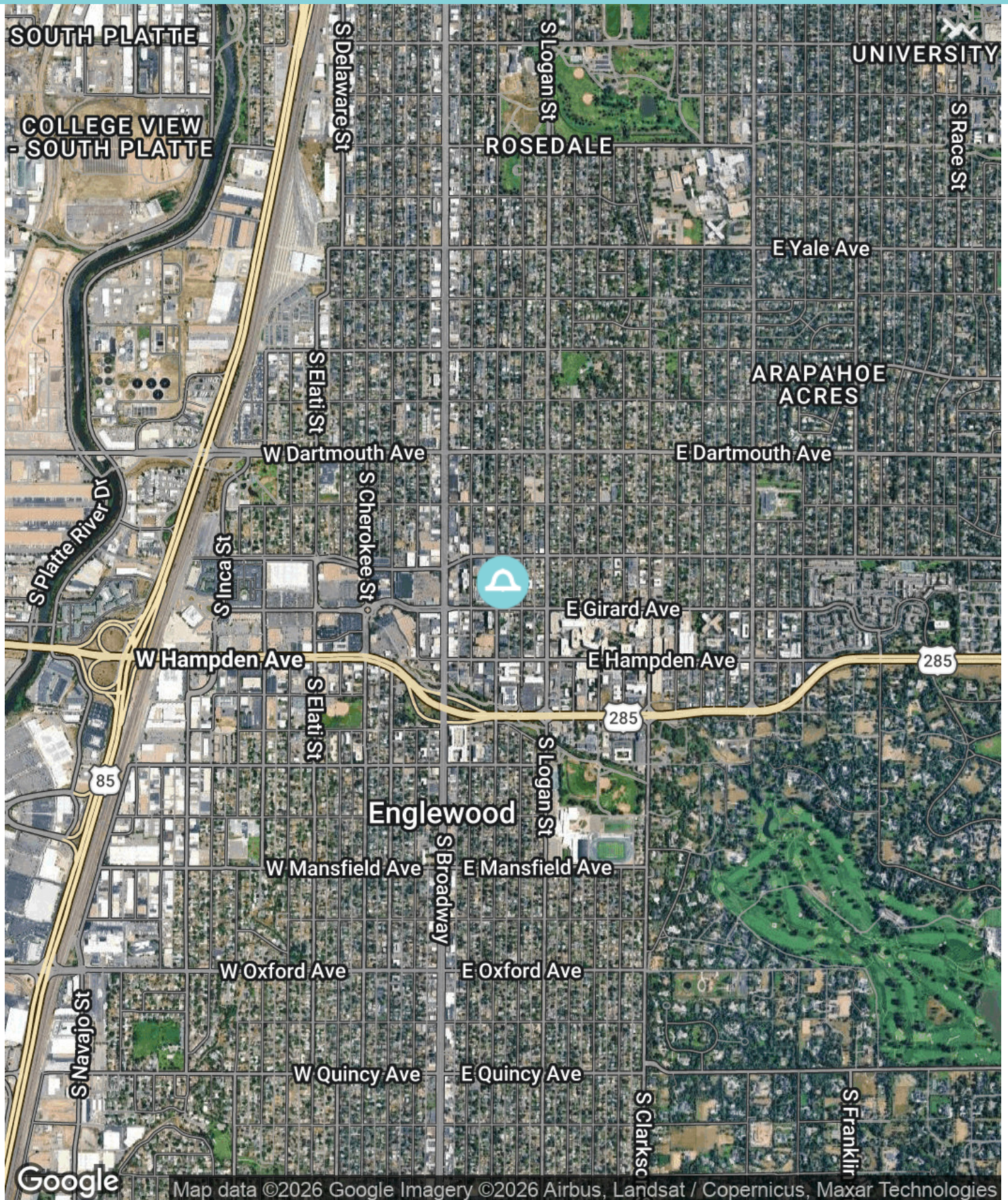
Offering Summary

Sale Price:	\$995,000
Zoning	MU-B-1
Lot Size:	0.28 Acres
Building Size	1,536 SqFt

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	975	3,293	9,319
Total Population	1,480	5,570	18,324
Average HH Income	\$76,956	\$88,592	\$114,381

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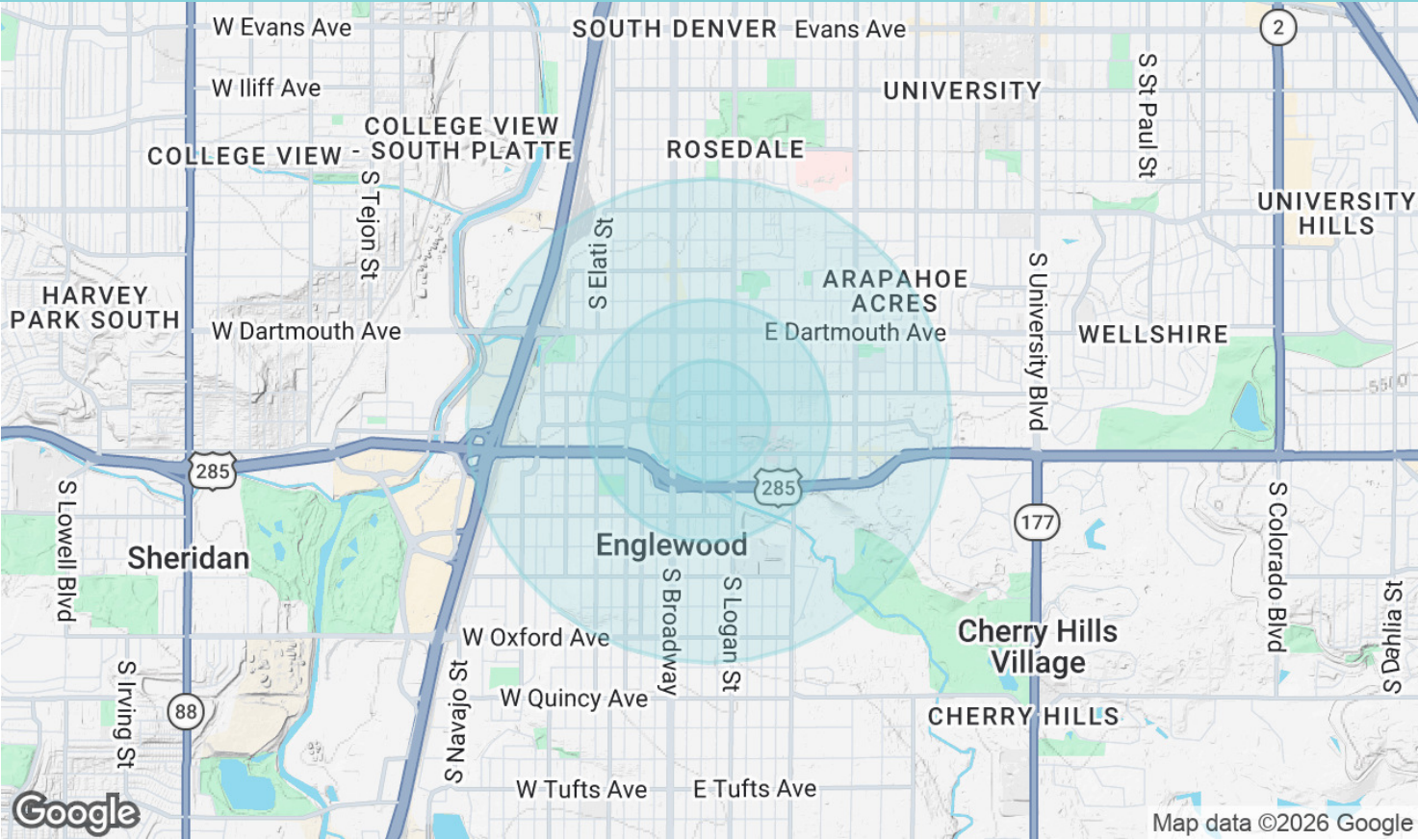
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,480	5,570	18,324
Average Age	45.1	40.4	37.6
Average Age (Male)	49.2	40.7	38.2
Average Age (Female)	46.1	42.0	37.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	975	3,293	9,319
# of Persons per HH	1.5	1.7	2.0
Average HH Income	\$76,956	\$88,592	\$114,381
Average House Value	\$561,038	\$518,940	\$603,312

2023 American Community Survey (ACS)

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