

961 Marion Street

Cheesman Park

\$1,300,000



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MADISON

& CO. PROPERTIES

5975 S Quebec St. #100, Greenwood Village CO 80111

Facing East



SUMMARY

Price: \$1,300,000
Address: 961 Marion Street, Denver, CO 80218
Lot Size: 8,860 SF
Zoning: G-MU-3
Total # of Garages: 24
Taxes: \$3,688.94 (2025)



PROPERTY FEATURES

A rare infill development opportunity just three blocks west of Cheesman Park, this G-MU-3-zoned property supports multi-unit residential, commercial, or mixed-use development.

The site includes 24 leased storage garages that provide interim income during planning & city approvals.

Located near Cherry Creek, Wash Park, and downtown, it offers prime positioning and flexibility for development opportunities.

MADISON
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Facing Downtown (North West)



24 Garages / Storage Units

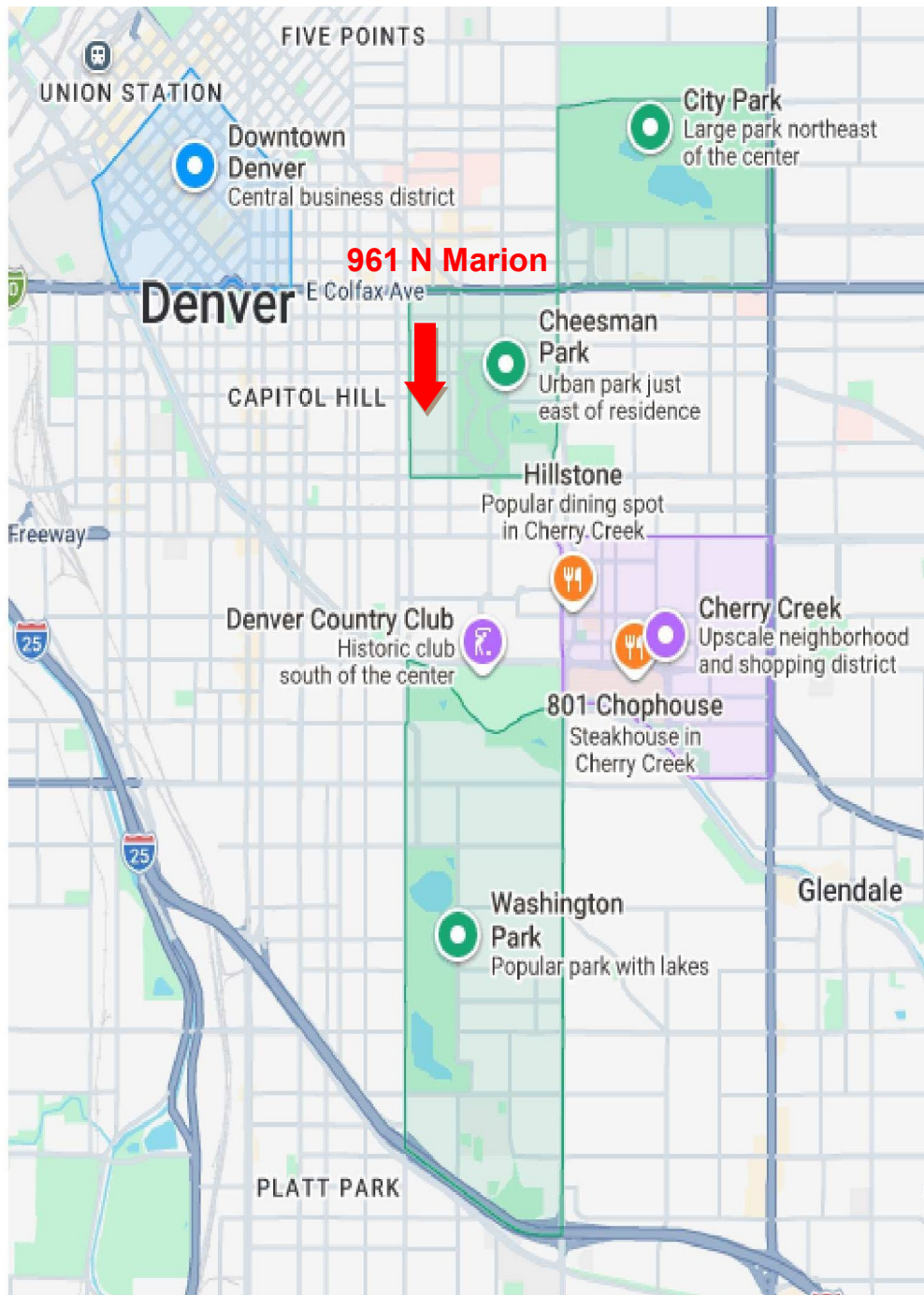


Quiet Tree Lined Street



Lot Size: 8,860





Surrounding 961 N Marion Street

CHERRY CREEK NORTH: Shopping & dining district (1.1 mi SE)

Hillstone: 303 Josephine St (1.1 mi SE)

801 Steakhouse: 3000 E 1st Ave (1.2 mi SE)

Waldorf Astoria: 2nd Ave & Steele St (1.4 mi SE)

DENVER COUNTRY CLUB: 1st Ave & Downing St (0.9 mi S)

CHERRY CREEK BIKE PATH: Along Speer Blvd / Cherry Creek (1.0 mi S)

CHEESMAN PARK: 8th Ave to 13th Ave along Franklin St (0.2 mi E / 3 blocks)

DOWNTOWN DENVER: 16th St Mall & Business District (1.8 mi NW)

CITY PARK: 17th Ave & York St (1.5 mi NE)

WASHINGTON PARK: Downing St & E Louisiana Ave (2.2 mi S)