

1240 SPEER BOULEVARD

DENVER, COLORADO

GOLDEN TRIANGLE DEVELOPMENT & INVESTMENT OPPORTUNITY

OFFERED AT
\$1,200,000



Rare opportunity to acquire a freestanding 3,007-square-foot, one-story commercial building in Denver's highly sought-after Golden Triangle neighborhood. Offered at \$1,200,000, this versatile property presents immediate occupancy with exceptional long-term redevelopment potential.

The building has been refreshed with newly painted walls and floors and features two remodeled restrooms, creating a clean, move-in-ready environment suitable for a wide variety of commercial or creative uses. Its open layout makes it ideal for a private automobile gallery or collector car storage, showroom, office, studio, fitness concept, retail, design center, event venue, or other entrepreneurial ventures.

What truly sets this property apart is its highly desirable D-GT (Downtown Golden Triangle) zoning. This flexible zoning district allows for both commercial and residential development, offering significant upside for investors and developers. While zoning permits buildings up to 25 stories, a preliminary feasibility study indicates the site's footprint could realistically accommodate approximately a 12-story mixed-use development, creating tremendous future value in one of Denver's fastest-growing urban neighborhoods.

Whether you're looking for a unique owner-user property, an investment with redevelopment potential, or a strategic land acquisition in the heart of the city, 1240 Speer Boulevard offers an exceptional combination of location, flexibility, and long-term opportunity.

PROPERTY HIGHLIGHTS

- Freestanding building in Denver's prestigious Golden Triangle
- 3,007 square feet on one level
- Freshly painted interior walls and floors
- Two remodeled restrooms
- Excellent showroom, gallery, collector car storage, office, retail, or creative space
- Valuable D-GT zoning allowing residential and commercial uses
- Redevelopment potential of up to 25 stories by zoning (approximately 12 stories based on preliminary feasibility)
- Offered at **\$1,200,000**

REDEVELOPMENT POTENTIAL



UP TO
25 STORIES
BY ZONING

APPROX.
12 STORIES
BASED ON
PRELIMINARY
FEASIBILITY

D-GT (DOWNTOWN GOLDEN TRIANGLE) ZONING

One of Denver's most flexible and desirable zoning districts allowing for both commercial and residential development.

IDEAL FOR A VARIETY OF USES

- Man Cave
Car Storage
Gallery
- Retail
- Office
- Studio /
Creative
- Fitness
Concept
- Event
Venue
- Design
Center
- AND MORE

PRIME GOLDEN TRIANGLE LOCATION

Minutes to Downtown Denver, Cherry Creek, I-25, I-70 and major transit corridors.



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