

# REDEVELOPEMENT/COVERED LAND PLAY - FOR SALE



## 1807 SOUTH PEARL STREET DENVER, CO 80210

### Property Overview:

1807 S Pearl St. is a 6,250sf lot with an existing 2,267 office building being leased as single offices on short term month to month leases. Located on the historic South Pearl Street in the coveted Platte Park Neighborhood in Denver. South Pearl Street is one of Denver's most historic, charming, and popular shopping districts. The tree-lined blocks are the antidote to the modern mega-mall, you'll find an authentic mix of people, locally-owned one-of-a-kind shops and boutiques, some of the city's hottest restaurants and night spots, as well as popular seasonal events all year long & only 15 minutes from downtown Denver

### Highlights:

- Earn Income while waiting for permits.
- Approved Site Development Plan in place, for 4 unit Townhome project (email for full package)
- Over 100 restaurants and businesses on the Historic South Pearl Street.
- Average sale price \$/square foot in Platte Park above ground was over \$800/sf in 2022

Building Size	-	2,267 SF
Site Size	-	6,250 SF
Year Built	-	1927
Renovated	-	2004
Taxes (2023)	-	\$17,391.34
Zoning	-	U-MS-2X

**APPROVED SDP (SITE DEVELOPMENT PLAN) IN PLACE WITH DENVER FOR FOUR UNIT TOWNHOME PROJECT**

### SALE PRICE

**\$1,290,000**

### FOR MORE INFORMATION, PLEASE CALL:

**Joshua Cohen**

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learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)



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DENVER, CO 80210**

**SITE**



**EXISTING OFFICE BUILDING WITH INCOME (Single Offices For Lease)**



**DEMOGRAPHICS**

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
POPULATION	16,476	176,368	493,762
HOUSEHOLDS	7,731	80,367	227,471
HH INCOME	\$136K	\$108K	\$101K



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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