

Corner Parcel Prime for Redevelopment

FOR SALE

\$2,000,000

4100 North York Street, Denver CO 80216

- Great Interstate Access. 1/4 mile to I-70
- <1 mile to the 38th and Blake Denver RTD light rail station
- Located in a State of Colorado Enterprise Zone
- Minutes from Union Station, 16th Street Mall, and all the other amenities of Downtown



TOTAL SF: 15,668



ZONING: I-B w/ U02 overlay (Billboards)



TRAFFIC: 11,497 vpd - Josephine @ 41st



4100 North York Street is an approximately 0.36 acre property situated on the northeast corner of North York Street and East 41st Avenue in the Elyria-Swansea neighborhood. The I-70 viaduct replacement project currently underway will dramatically reshape the area over the coming decade providing increased access and new transportation opportunities. The \$1 billion dollar overhaul of the nearby stock show complex area is projected to add new buildings, grounds, residential units, and commercial space to the area which is expected to lure one million additional visitors annually, add 350 new businesses, and bring up to 10,000 new jobs. Benefit from the Enterprise Zone designation by investing and developing in this rapidly emerging and transforming area of Denver.



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WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.





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John Propp Commercial Group, established in 1997, is a full service Commercial Real Estate Brokerage Company located in Greenwood Village, Colorado. We provide a wide range of services and expertise to commercial real estate Owners, Users, and Investors.

Annually recognized as one of the Top 10 “boutique” commercial brokerage offices in Denver, John Propp Commercial Group has built its reputation and success on providing its clients and customers the utmost in professionalism and respect.

The property described herein is being offered for sale in an “as-is, where-is” condition and Seller and John Propp Commercial Group make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. Information within this Confidential Offering Memorandum was obtained from sources we believe to be reliable; however, we have not verified its accuracy and make no guarantee, warranty, or representation about it. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. It is submitted subject to the possibility of errors, omissions, change of price or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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