

SUNNYSIDE NEIGHBORHOOD REDEVELOPMENT OPPORTUNITY

FOR
SALE

1001

W 42ND AVE

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DENVER, COLORADO



SITE SIZE: **24,258 SF** | BUILDING SIZE: **13,893 SF** | SALE PRICE: **CONTACT BROKER**

PROPERTY OVERVIEW

Overview

1001 W. 42nd Avenue, Denver, CO is a 24,258/SF corner site with a 13,893/SF industrial building that is prime for redevelopment. The property is located in the very sought after Sunnyside neighborhood which is just minutes from Downtown Denver, adjacent to the LoHi, Fox North, and RiNo neighborhoods. The location of the property within the Sunnyside area offers expansive views of Downtown Denver, the Front Range, and the Fox North neighborhood. In addition to its in-demand location the property is one block from the 41st and Fox Gold Line Station which is one stop from Union Station in Downtown Denver. The Gold Line is a high speed commuter rail line that runs west from Union Station all the way into Wheat Ridge, Colorado. The Fox North area historically has been industrial oriented buildings with some residential. The Light Rail/Commuter Rail line on Fox Street and Denver's 2015/2019 Blue Print updates have made the area prime for infill residential and mixed use development.

Property Description

24,258 SF SITE CORNER SITE WITH 13,893 SF INDUSTRIAL BUILDING

PROPERTY ADDRESS: **1001 West 42nd Avenue, Denver, Colorado, 80216**

BUILDING SIZE: **13,893 SF**

SITE SIZE: **24,258 SF (.55 acres)**

CITY/COUNTY: **Denver/Denver**

ZONING: **I-MX-3 (potential for up to 8 Stories)**

YOC: **1984**

WATER/SEWER: **Denver water**

POWER: **3-phase to be verified (Xcel Energy)**

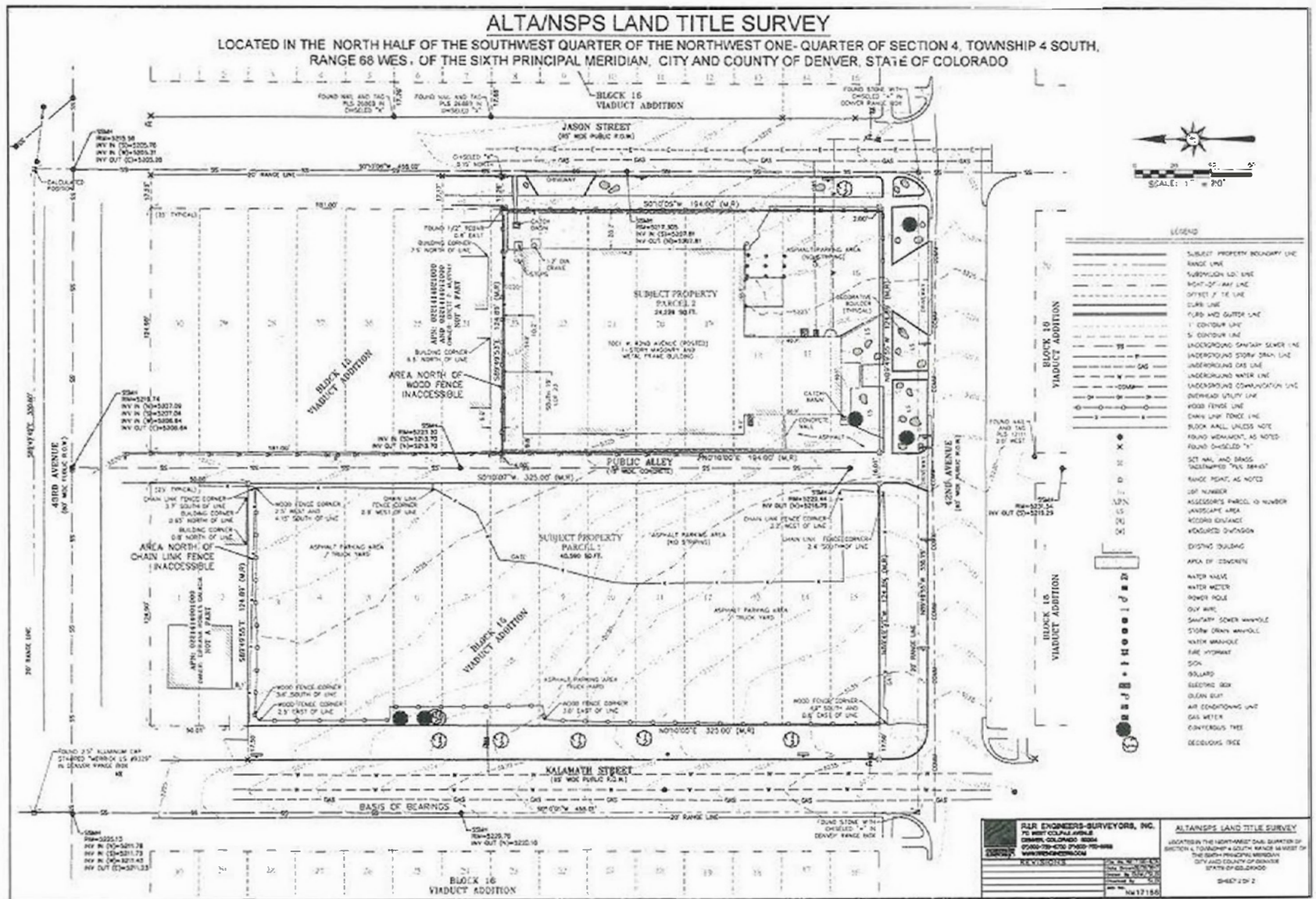
HEAT: **Gas Forced**

A/C: **Forced air and A/C in-office only**

LOADING: **Seven (7) drive-in loading doors (10' x 9')**

TAXES (2021): **\$47,607.04**

PROPERTY SURVEY



PROPERTY PHOTOS



PROPERTY AERIAL



AMENITIES

Nearby Dining/Drinks

The Sunnyside and LoHi neighborhoods are boasting with great places to dine and drink.

Here are a few favorites:

- Sunnyside Supper Club
- The Original Chubby's Denver
- The Monkey Barrel
- Crock Spot
- Bacon Social House - Sunnyside
- Sunny's
- Cherry Bean - Coffee
- Illegal Pete's Northside
- Ramen Star
- La Fuente Restaurant
- Camargo Tamales Restaurant
- Cosmo's Pizza
- El Jefe Denver
- The Radiator
- Waldschänke Ciders + Coffee
- Highland Tavern
- Acova
- The Universal
- Gaetano's

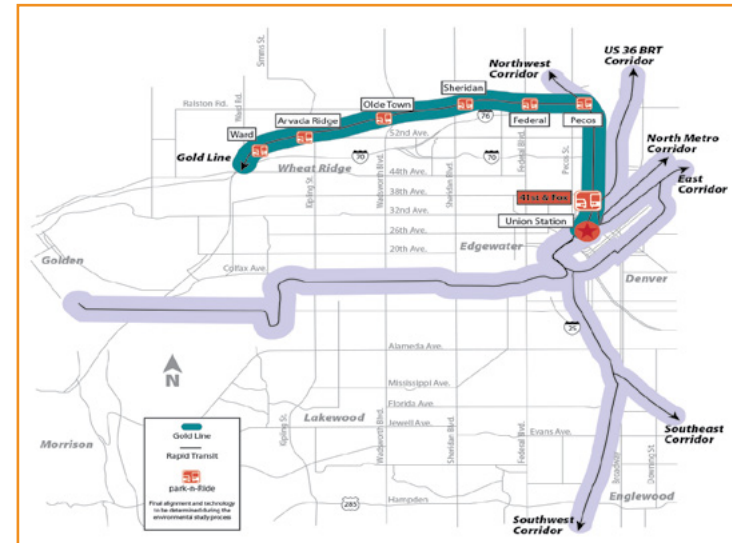


LIGHT RAIL STATION AREA

Station Area Location



The 41st and Fox Station is the first station outside of Downtown on the Gold Line and Northwest Rail corridors — five minutes from Union Station



The 41st and Fox Station and the Gold Line will be part of the future FasTracks System

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