

**FOX NORTH NEIGHBORHOOD
DEVELOPMENT OPPORTUNITY, CORNER SITE**

**FOR
SALE**

4230

ELATI STREET

DENVER, COLORADO



SALE PRICE: ~~\$5,360,880~~ NOW: \$2,500,000

SITE SIZE: 35,875 SF | BUILDING SIZE: 16,460 SF

PROPERTY OVERVIEW

Overview

4230 Elati Street, Denver, Colorado is a 16,460/SF Twin-T industrial building located on a 35,875/SF corner site with an 8-Story-up-zoning already complete! The property is located in the very sought after Fox North neighborhood, which is just minutes from downtown Denver, adjacent to the LoHi, Sunnyside, and RiNo neighborhoods. The location of the property within the Fox Park area offers expansive views of downtown Denver, the front range mountains, and the RiNo 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 to the Wheat Ridge neighborhood. 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

35,875 SF CORNER SITE/SOUTH END FOR SALE AT \$2,500,000

PROPERTY ADDRESS: **4230 Elati Street, Denver, Colorado 80216**

BUILDING SIZE: **16,460 SF**

SITE SIZE: **35,875 SF (.82 acres)**

CITY/COUNTY: **Denver/Denver**

ZONING: **C-RX-8**

YOC: **1973**

WATER: **1" waterline (Denver water)**

POWER: **3-phase 400 amps (Xcel Energy)**

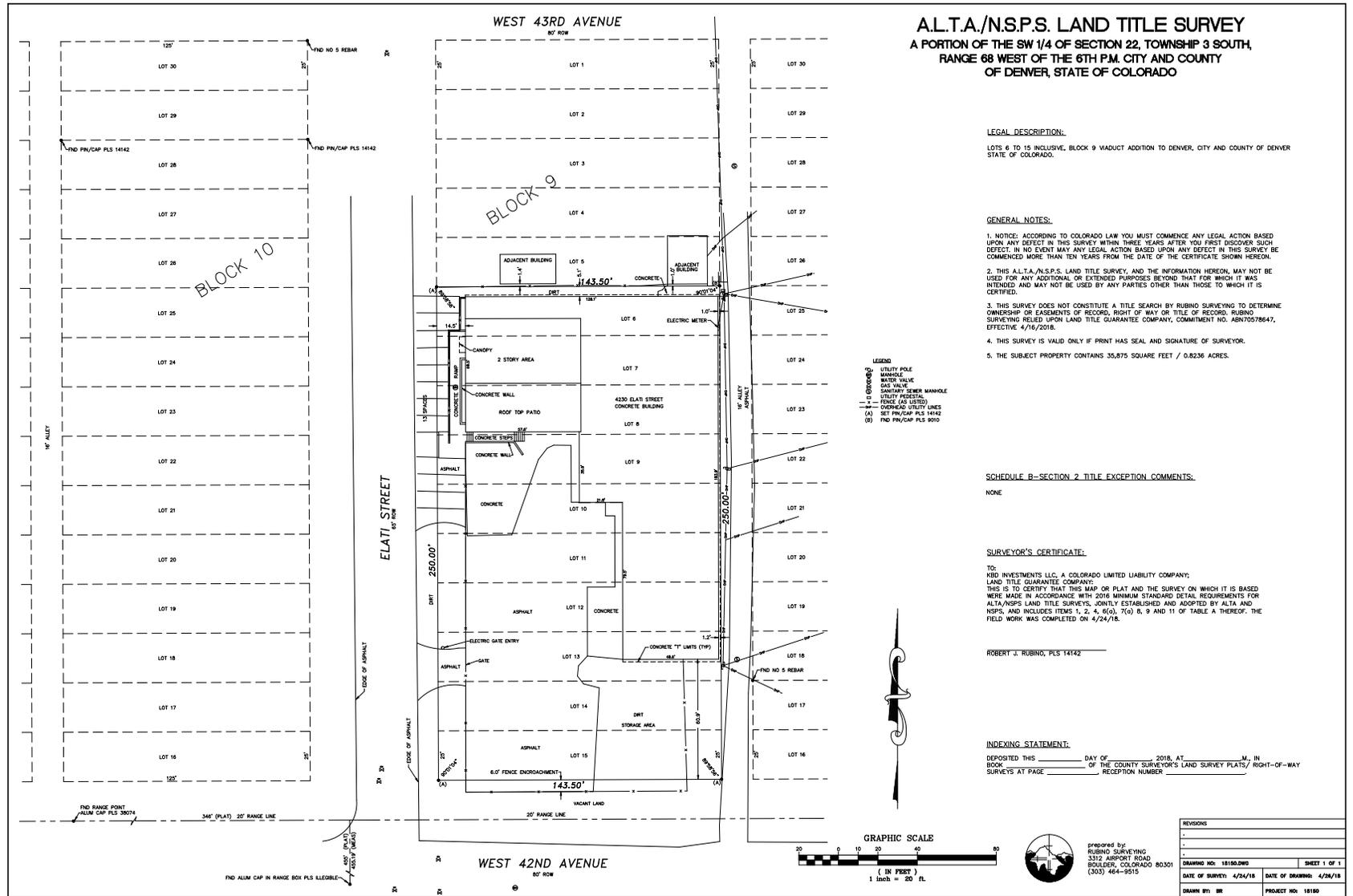
HEAT: **Gas Forced**

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

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

TAXES (2025): **\$73,270.46**

PROPERTY SURVEY



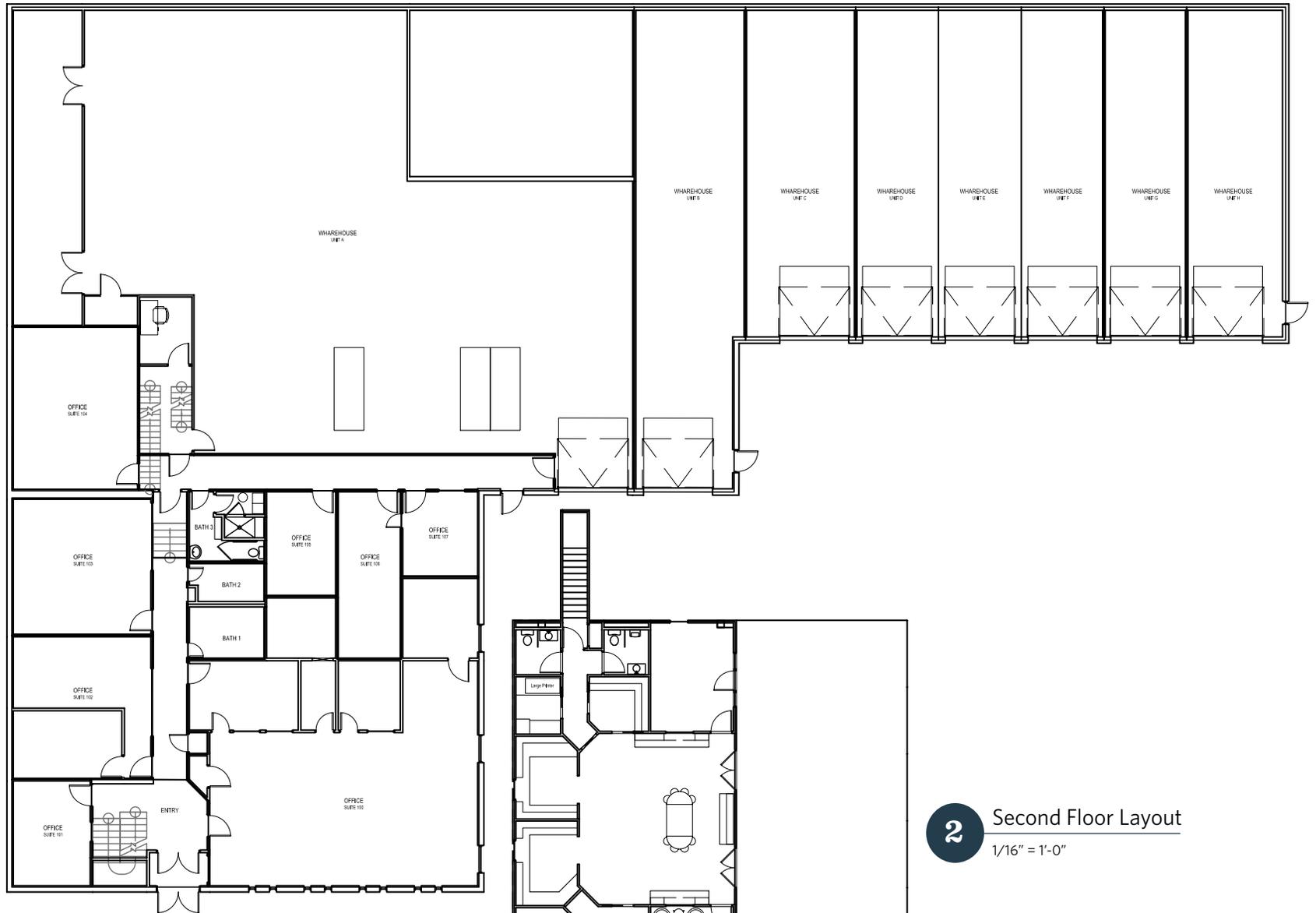
PROPERTY PHOTOS



PROPERTY AERIAL



PROPERTY FLOOR PLAN



1 First Floor Layout
1/16" = 1'-0"

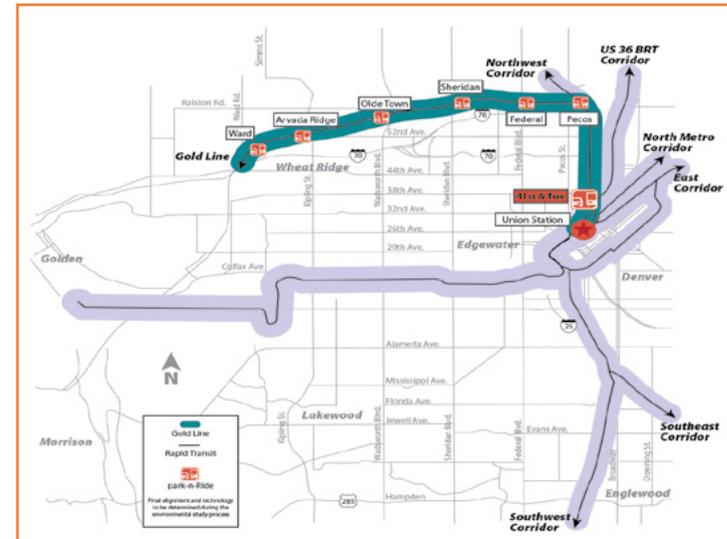
2 Second Floor Layout
1/16" = 1'-0"

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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