



2 South Galapago St

PRICE REDUCTION

BAKER REDEVELOPMENT OPPORTUNITY
0.29 AC INFILL SITE, I-MX-5 ZONING

FOR SALE

2 South Galapago Street, Denver, CO 80223

PROPERTY OVERVIEW

AVAILABLE SF	2,240 SF*
SITE SIZE	0.29 Acres (12,497 SF)*
SALE PRICE	~~\$1,195,000~~ \$995,000
AVAILABLE	Immediately
ZONING	I-MX-5

*Source - Denver County assessor

A 0.29-acre infill lot in Denver's Baker neighborhood, two blocks off the Santa Fe Arts District and a short walk to the shops and restaurants along Broadway. The 12,497 SF site carries I-MX-5 zoning, which allows mixed-use construction up to five stories, so a developer has real room to build. The existing 2,240 SF warehouse, built in 1950, gives you a building to occupy or rent while you plan the next move. A redevelopment project is already underway on the same block, a clear sign of where this stretch is headed.

- 0.29-acre infill lot, I-MX-5, up to five stories
- In-place 2,240 SF building
- Baker location, active redevelopment on the block

FOR MORE INFORMATION:



Greg Fair

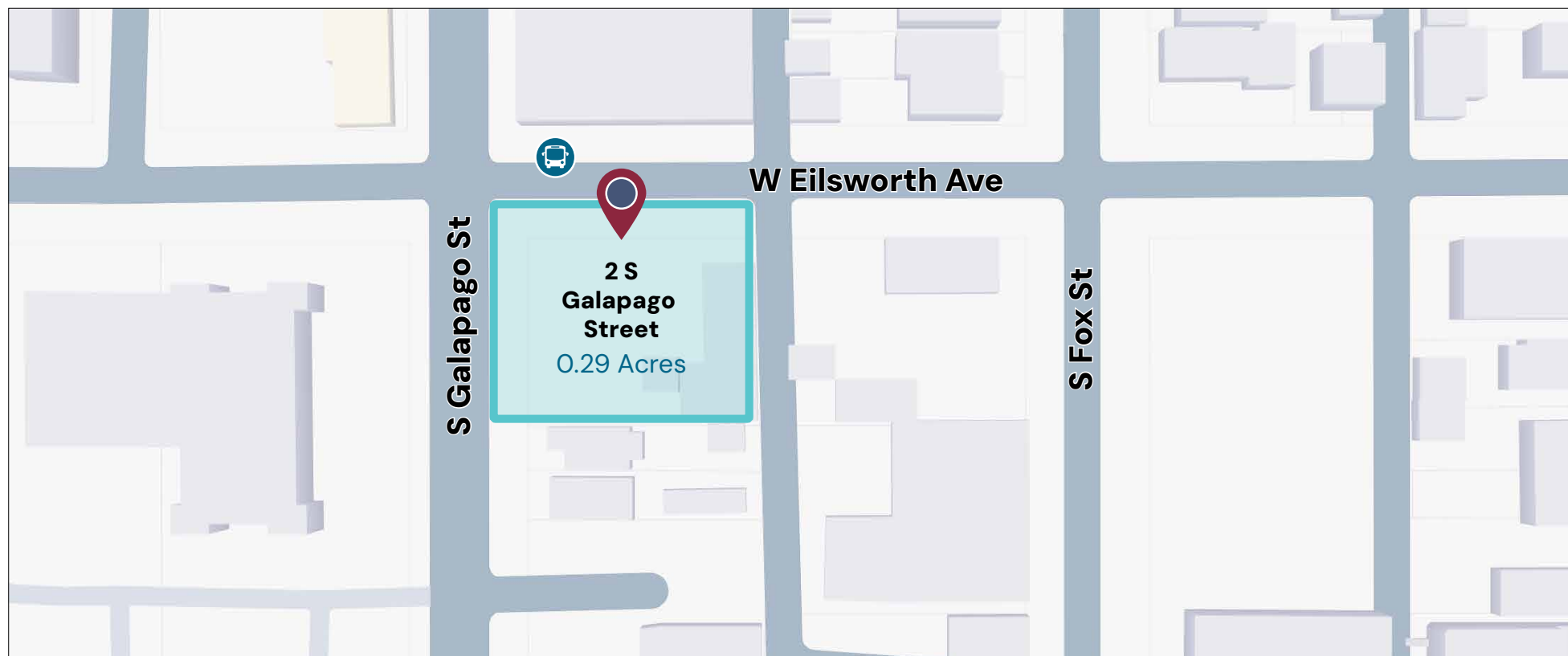
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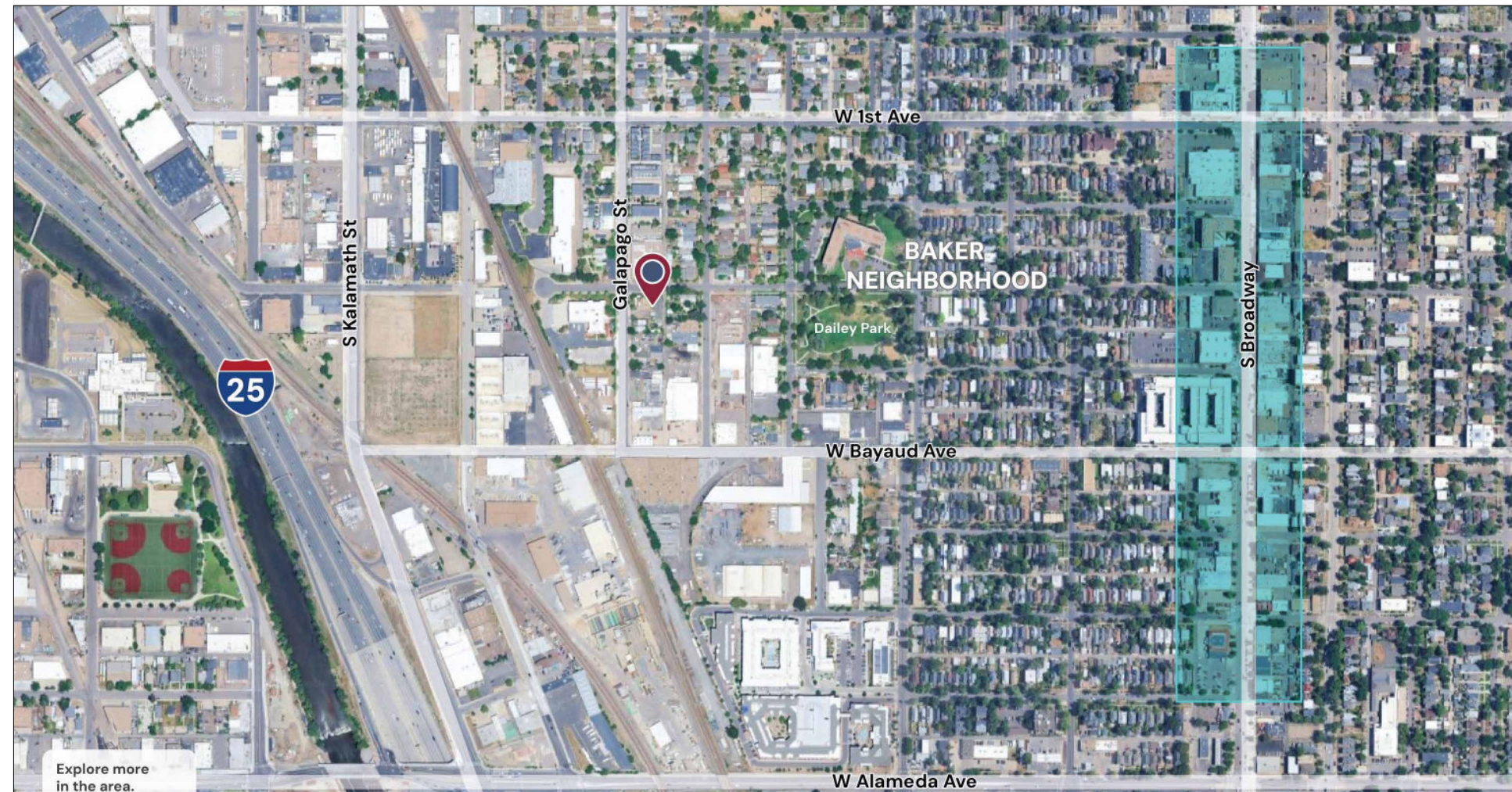
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SITE AREA



PROPERTY LOCATION



Explore more in the area.



