



1375 Delaware Street, Condo Unit #PU-C

Denver, Colorado 80204

Property Overview

- Investment or user opportunity
- Fully leased lot to monthly parkers
- Top floor garage condominium available for purchase
- Centrally located in development-centric neighborhood with dwindling parking supply
- 146 parking spaces
- Entrances/exits protected with two arm gates
- Driver-friendly garage with wide lanes
- High demand in Golden Triangle for existing parking spaces

Sale Price: \$2,500,000

Property Facts

Condo SF:	43,087 SF
Building SF:	171, 593 SF
Stories:	4
Year Built / Renov.:	2007
Zoning:	D-GT
Expenses:	\$1.54/SF
Estimated Taxes:	\$0.70/SF

For more information:

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Parking Condo For Sale
 1375 Delaware St.
 Denver, Colorado



New multi-family development has taken approximately 675 parking spaces out of the Golden Triangle

- » Eviva Cherokee: 18 stories, 274 units
- » Joule: 16 stories, 224 units
- » Legacy Partners: 7 stories, 323 units
- » Greystar: 16 stories, 301 units

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Demographics

	1 Mile	2 Mile	3 Mile
Population	36,993	114,381	224,007
Average Household Income	\$64,562	\$72,835	\$76,479
Daytime Population	122,372	202,303	253,142

*Source: CoStar

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