

Brand New Roof in December 2023

Vacant Building | Owner/User or Redevelopment

Building Size: 2,585 SF | Land Size: 12,400 SF

Minutes from Downtown Denver



FOR SALE

3300 N Irving St, Denver, CO 80211

Price: \$1,850,000





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**REQUIRED**  
PROPERTIES



PROPERTY OVERVIEW

Address	3300 N Irving St Denver, CO 80211
County	Denver County
Price	\$1,850,000
Building Size	2,585 SF
Land Size	12,400 SF
Year Built	1952/2005
Survey	Available Upon Request
Roof	New December 2023
Parking Lot	October 2023







### LOCATION

- Located in Denver's highly desirable Highland Neighborhood
- Less than 10 minutes from Downtown Denver
- Easy access to Speer Boulevard and I-25

### REDEVELOPMENT

- 12,400 SF infill lot with tremendous redevelopment opportunity

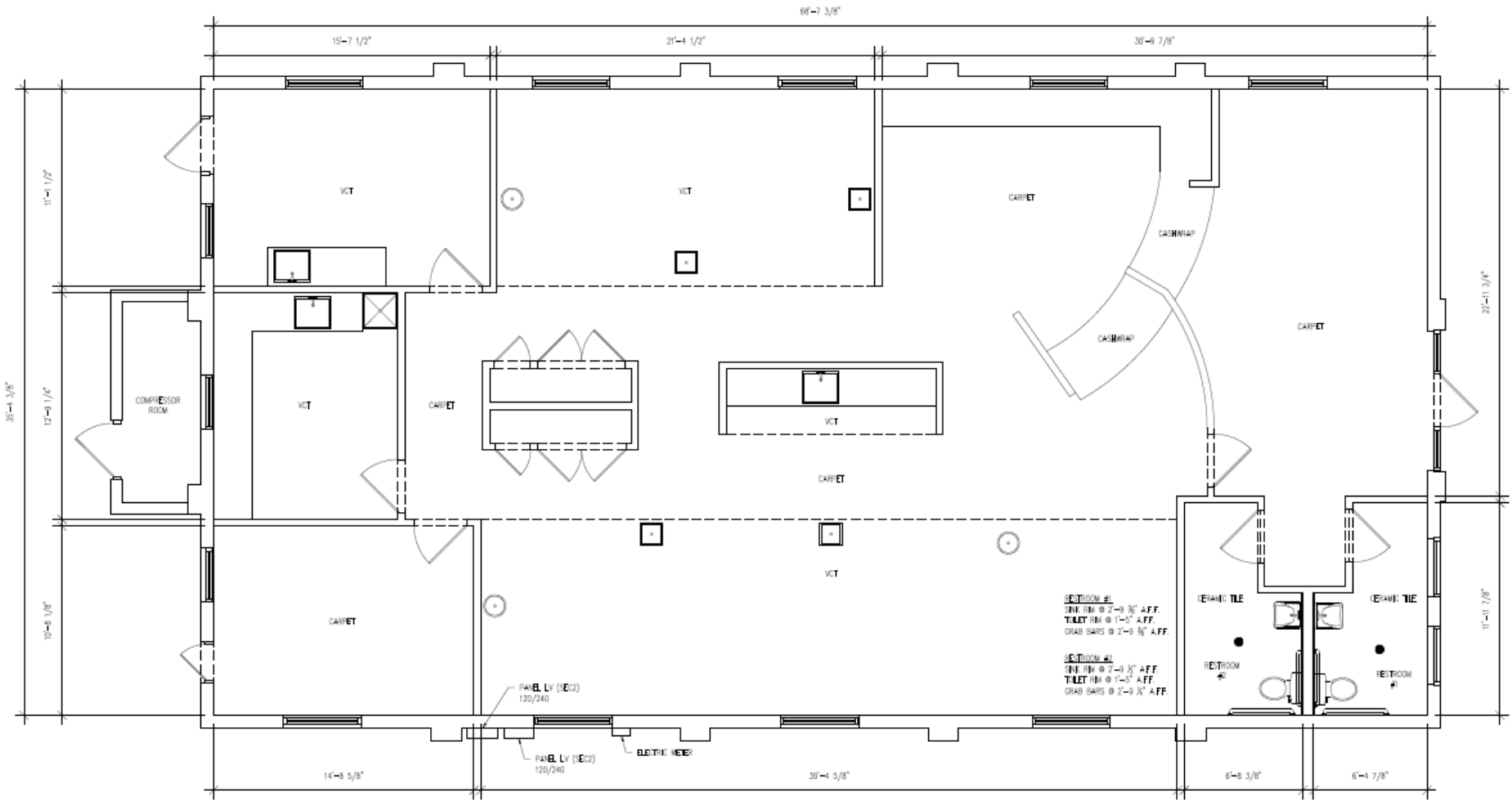
### OWNER/USER

- Brand new roof placed in December 2023
- Rare opportunity to own a freestanding property with prominent visibility and signage
- Off-street parking
- Repaired parking lot in October 2023

### HARD CORNER, SIGNALIZED INTERSECTION

- Prominently located at the corner of N Irving St and W 34th Ave

# FLOOR PLAN

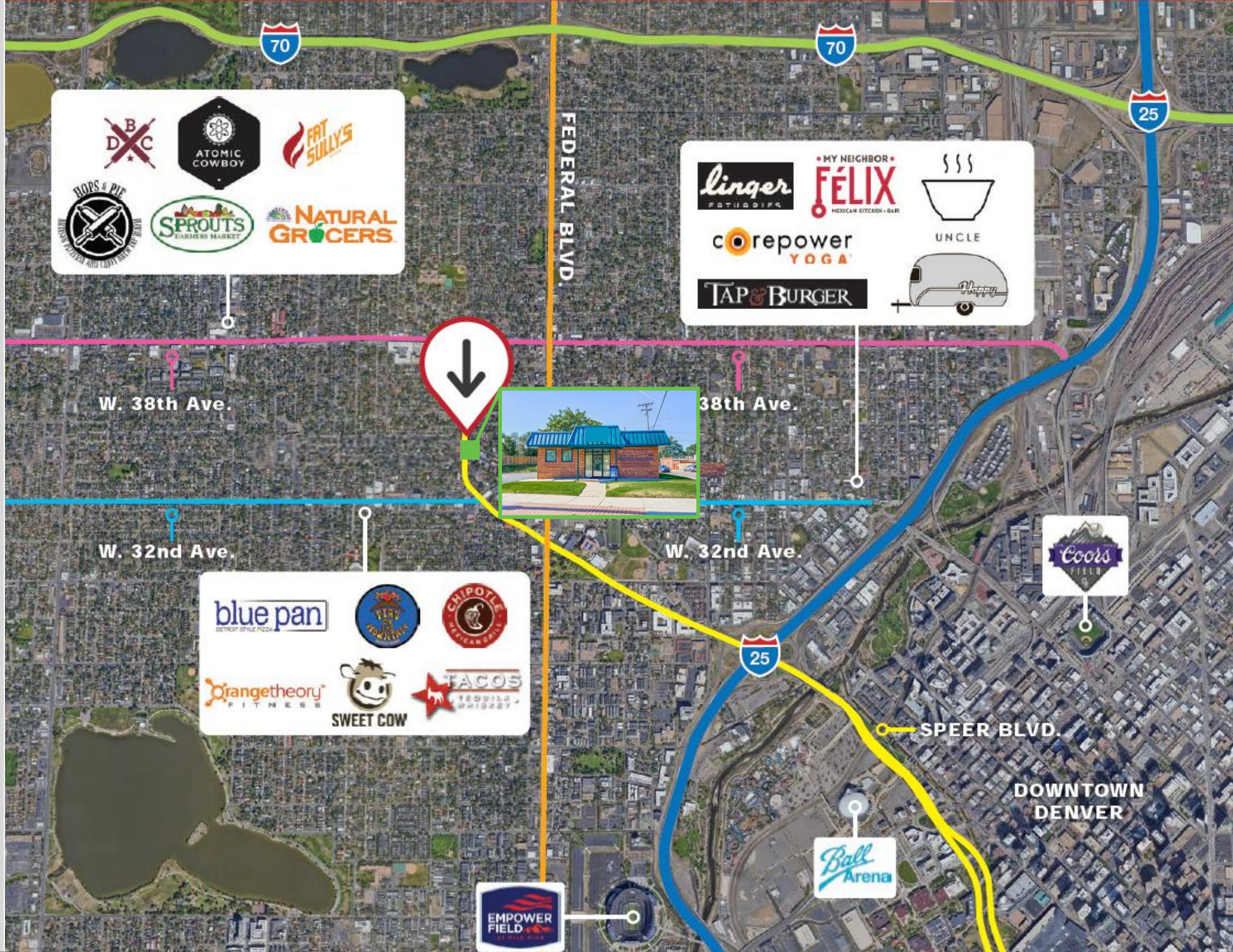


**1 FLOOR PLAN**  
A1.0 SCALE 1/4"=1'-0"





AREA MAP





AERIAL



3300 N Irving St | Denver, CO 80211





AERIAL



3300 N Irving St | Denver, CO 80211





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