

FRANCIS BROWN LOWERY POST 501

4747 W COLFAX AVE, DENVER, CO 80204

20,536 SF Building on 40,870 SF of Land



FOR SALE

KW COMMERCIAL | URBAN ELITE

4045 Pecos St, Ste 201
Denver, CO 80211



Each Office Independently Owned and Operated

PRESENTED BY:

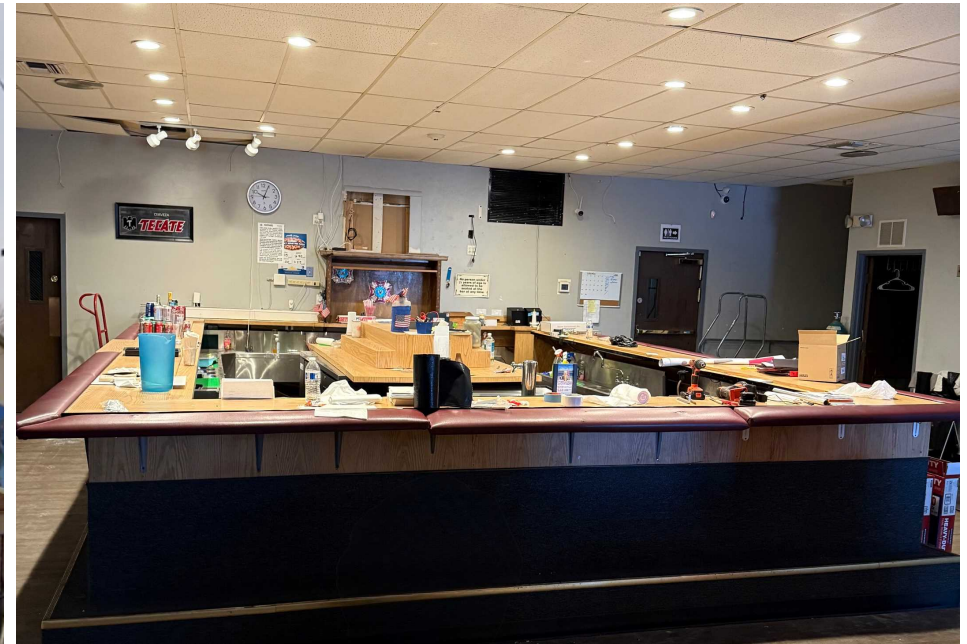
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EXECUTIVE SUMMARY

VFW POST 501 4747 WEST COLFAX AVENUE



OFFERING SUMMARY

PRICE:	\$3,696,480.00
BUILD AND LAND SIZE:	Building: 20,536 SF on 18,910 SF Parking Lot: 21,960 SF Total Land Area: 40,870 SF
PRICE / BUILDING VS LAND SQUARE FEET:	\$180.00/BSF \$90.44/LSF
ACCESS:	Colfax, Wolff and Winona
COLFAX FRONTAGE:	125 Feet for each parcel or 250 Feet separated by Alley
WINONA CT FRONTAGE: WOLFF ST FRONTAGE:	175 SF 150 SF
ZONING:	U-MS-5
PERMITTED USES:	Mixed-use Residential /Commercial Upto 5 Stories
PIN:	2313-14-004 & 2313-14-013

PROPERTY OVERVIEW

4747 W Colfax is an iconic property in the South Sloan Lake neighborhood. Named after Francis Brown Lowery, a founding member of VFW Post 1, ended his tenure with the founding of Post 501. Today Post 501's proximity to entertainment, restaurants, shopping and Sloan Lake and Lakewood Dry Gulch Parks, with their walking and bike trails linking to over 185 miles trails through out the front range, makes it an exceptional opportunity to reinvent its future in a whole new way.

Over 2,300 new units have been built in the South Sloan neighborhood since 2010. Attainable housing prices and St Anthony's redevelopment spurred significant changes to the area by attracting higher earning households that resulted in an increase of median income by 250% and driving up home values by 280% between 2010 and 2022.

PROPERTY HIGHLIGHTS

- 20,536 SF two story building built in 1981. Open floor plan; bar and kitchens on main floor and second floor connected by dumb waiter. Ample assembly infrastructure perfect for food hall or event space. Uniquely designed interior wheelchair accessible ramp.
- Parking Ratio: 3.6:1
- Land Area: 0.94 Acres
- U-MS-5 Zoning uses include: Mid-rise multi-family developments up to 5 stories or greater with "incentive zoning" for affordable housing and commercial uses.
- 2024 Households: 11,995
- Population: 27,260
- Median Age: 35.9
- Avg. Household Income: \$101,766
- Lighted Intersection at Colfax and Wolff
- Traffic Count Colfax at Wolf: 37,418

AERIAL VIEWS OF POST 501

4747 WEST COLFAX AVENUE



BUSINESS MAP

4747 WEST COLFAX AVENUE



 Joyride Brewing Company

 Edgewater Public Market

 Lakehouse Residences

 King Soopers

 Target

 Odell Brewing Sloan's Lake Brewhouse & Pizzeria

 Edgewater Ace Hardware

 Alamo Drafthouse Cinema Sloans Lake

 **ORDER ONLINE**
For Pickup or Delivery Little Man Ice Cream Factory

 Brew Culture Coffee

 Empower Field at Mile High

 Seedstock Brewery

 Sheridan Station