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MLS: 1645019  
Price: \$1,800,000  
Acres: 0.31



REcolorado

## 4901 W 38th Avenue Denver CO 80212

Assemblage of 4901 & 4915 W 38th totaling 13,294 square feet with excellent U-MX-3 zoning on a great corner [Xavier] in Berkeley and across the street from The Highlands. Its five blocks from Tennyson the perfect distance because its very-easily walkable but far enough that the parking isn't crazy. Its access is excellent, and the signal is a block away at Wolff, where Sprouts is located. This would be excellent for redevelopment site for townhomes, for a three-story mixed-use building, or even for retail or a restaurant. 4901 is a well-built and a not-so-long-ago renovated 1,800 square foot medical office that's been well-maintained, with nine exam rooms/offices. It could be ideal for counseling, for a veterinary practice or a variety of other uses. 4915, which is a tudor home with yet-to-be-recognized beauty, is livable and has a newer furnace, newer electrical service, newer roof but it has a lengthy list of want and need updates and fixes (it looks like a third of NW Denver did in the 1980s, before renovations were as common as they are today). 4915 has not been renovated anticipating its somewhat likely to be scraped for new development or for a parking lot and/or drive-thru space for 4901. It obviously comes with two water taps and two sewer taps (one for each). Its unlikely that one will be sold without the other there is additional value in the assemblage, BUT, 4901 [alone] may be available for lease if this isn't the right time to buy. Co-listed with Chuck Zeman, 303-905-1569.



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