



FOR SALE

**4440 JASON ST
DENVER CO 80211**

For Owner/User or Redevelopment

**BLACK
LABEL**

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OWNER / USER

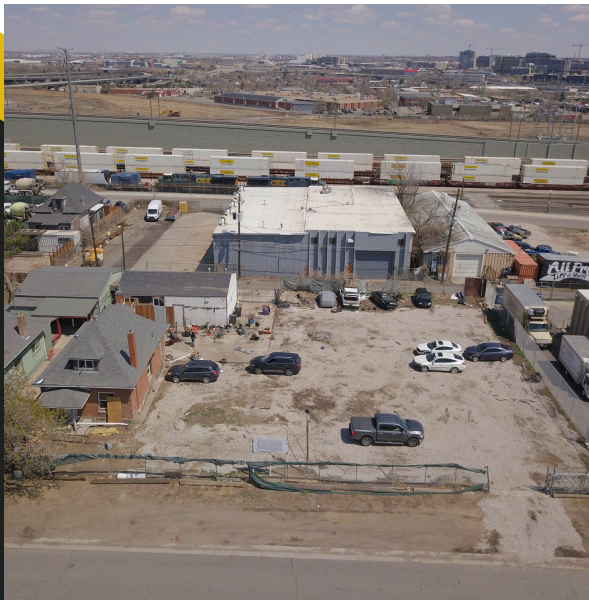
For potential Owner / Users this property delivers a rare fenced yard and two ready-to-use buildings; one for office space and a second for storage, assembly or shipping. The current zoning is I-A providing a wide variety of industrial uses.

TWO EXISTING BUILDINGS PLUS YARD:

Building 1 - a converted former single family home now fit up for office space with two floors of finished space. This building provides an opportunity live/work as well.

Building 2 - has been recently used for automotive servicing with 3 drive in bays and roll up doors.

Yard - the entire perimeter of the property is fenced with an 8 foot chain link fence and rolling drive through gate for quick access.



RE-DEVELOPMENT OPPORTUNITY

This property is also perfectly situated for redevelopment as it is within a short walk to the 41st and Fox Street Light Rail Station.

PASSIVE INCOME DURING PRE-DEVELOPMENT

The property has an existing tenant with a 2-year lease in place ending Dec 31st of 2024. This provides an investor the opportunity to collect income during the process of securing municipal approvals for redevelopment.

EASY LIGHT RAIL ACCESS

The property is located one quarter mile from the 41st and Fox Light Rail station. An existing pedestrian bridge over the railroad tracks creates as perfect connection. Denver's vision plan for the area is urban residential (1-3 stories), offering a precedent for lower levels of rezoning resistance.



A RARE ONE

The location of this property is right in the growth path of the City of Denver's 41st and Fox Station Plan AND can be used in it's current zoning capacity of Industrial (I-A), This property has the rare ability to serve an owner / user or an investor seeking a transit-based redevelopment site. Redevelopment is also benefitted by the ability to collect income during re-zoning and other approvals. It is truly rare to find a property with this level of versatility in Denver.

4440 Jason St Denver, CO 80211

HELPFUL LINKS

http://41st_and_fox_station_area_plan.pdf

Denver Zoning for I-A (Page 597)

Denver Zoning for MX-3 (Page 11)

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