



±0.93 AC | 40,798 SF | U-MX-3

2450 Curtis Street, Denver, CO 80205

FOR SALE



CLICK FOR DRONE VIDEO #1

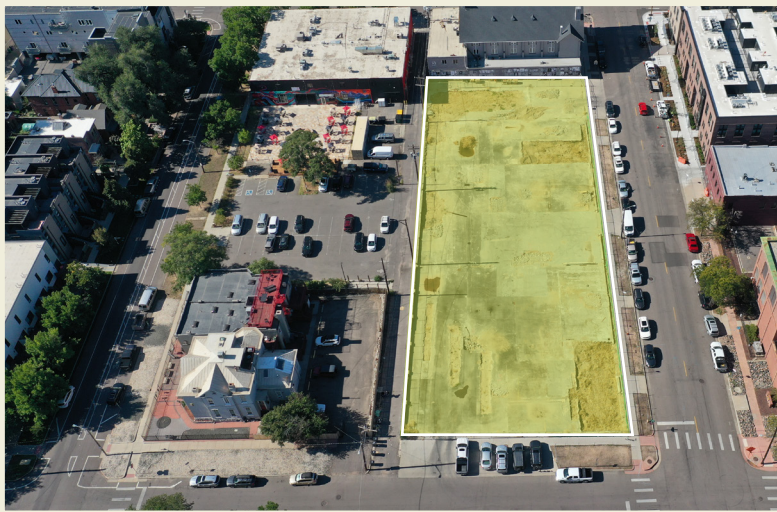


2450 Curtis Street | Denver, CO

UNMATCHED INFILL LOCATION

SIZE	±0.937 AC 40,798 SF
SCHEDULE NUMBER	02342-11-018-000
MILL LEVY	77.486
ZONING	U-MX-3
LEGAL DESCRIPTION	LOTS 1 TO 13, INC BLK 116 TAPPANS ADD & LOTS 10 TO 13 INC BLK 116 STILES ADD
2024 TAXES	\$116,418
TOPOGRAPHY	FLAT, DEVELOPABLE PARCEL

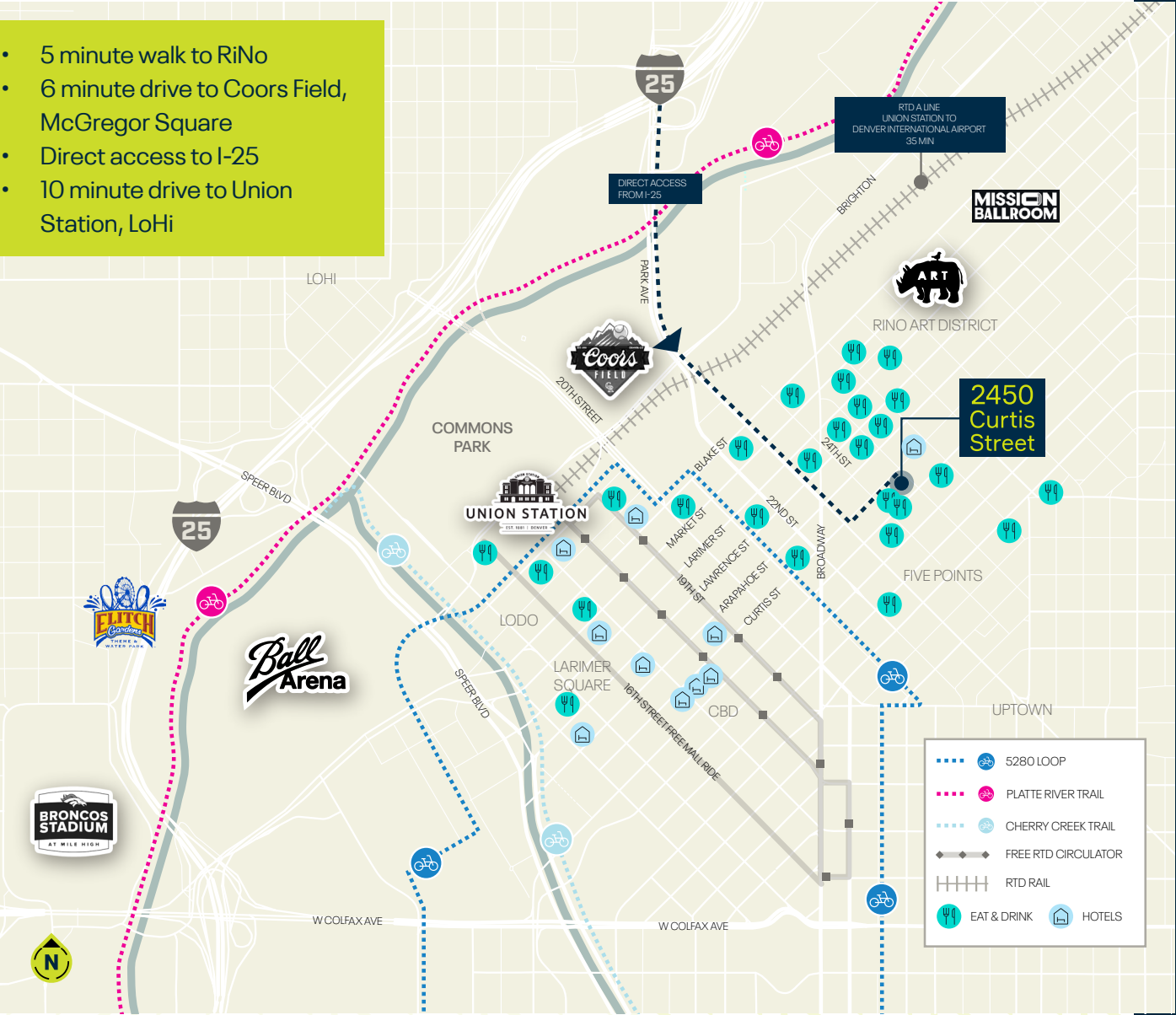
 [Click here for select apartment rent comps](#)



 [CLICK FOR DRONE VIDEO #2](#)

DISCOVER A COMMUNITY BUSTLING WITH LIFE

- 5 minute walk to RiNo
- 6 minute drive to Coors Field, McGregor Square
- Direct access to I-25
- 10 minute drive to Union Station, LoHi



- ### Eat & Drink
1. Curtis Park Delicatessen
 2. Tom's Watch Bar - Coors Field
 3. Uchi Denver
 4. Hearth
 5. Duets Tap and Grill
 6. The Flour Shop Colorado
 7. Cart-Driver RiNo
 8. Death & Co Denver
 9. Rosenberg's Bagels & Delicatessen (Five Points)
 10. Welton Room
 11. Cherry Cricket | Ballpark
 12. Snooze, an A.M. Eatery
 13. Milk and Honey Coffee
 14. Osaka Ramen
 15. The Denver Central Market
 16. Metropolis Coffee
 17. The Lobby
 18. Viewhouse Ballpark
 19. Aloy Modern Thai
 20. La Fiesta
 21. Woods Boss Brewing Company
 22. Stowaway Kitchen
 23. STK Steakhouse
 24. Tavernetta
 25. Illegal Pete's Lodo
 26. Guard and Grace

- ### Stay
1. The Curtis Park Club
 2. The Maven Hotel at Dairy Block
 3. Thompson Denver, by Hyatt
 4. The Westin Denver Downtown
 5. Kimpton Hotel Monaco Denver
 6. Residence Inn Denver City Center
 7. Renaissance Denver Downtown City Center Hotel
 8. The Ritz-Carlton, Denver
 9. The Oxford Hotel
 10. Four Seasons Hotel Denve

Source: the Downtown Denver Partnership



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