

\$624,000 - 1735 W 37th Ave, Denver

MLS® #4998390

\$624,000

Bedroom, Bathroom,
Land on 0.10 Acres

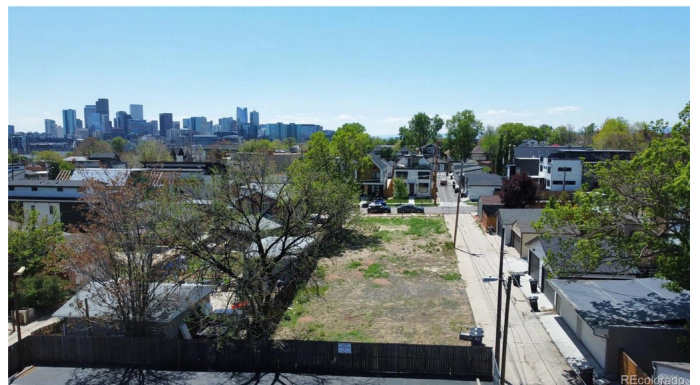
LoHi, Denver, CO

Amazing opportunity to own your very own LARGE development site in LOHI and build your dream home or build your dream investment properties. The lot is zoned U-TU-B which allows up to two units on a minimum zone lot area of 4500 SQ.FT. Allowed building forms are the urban house, detached accessory dwelling unit, duplex, and tandem house building forms. This lot is 4706 SQ.FT (.10 acres). Most lots in LOHI are 3,050 SQ.FT or .07 acres only allowing for one single family home. With this larger lot you have the opportunity to build your dream home PLUS a huge backyard AND an additional ADU or mother in law suite above the garage, something very rare in LOHI. Or build a duplex or single family home with tandem house, so many options and so much potential. Walkable to all the best restaurants and shops in LoHi and Downtown Denver. Build your dream home in Denver's hottest area!

Essential Information

MLS® #	4998390
Price	\$624,000
Acres	0.10
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information



Address	1735 W 37th Ave
Area	Denver
Subdivision	LoHi
City	Denver
County	Denver
State	CO
Zip Code	80211

Amenities

Garages	None
View	Mountain(s), City

Exterior

Lot Description	Level
-----------------	-------

School Information

District	Denver 1
----------	----------

Additional Information

Days on Market	80
Zoning	U-TU-B

Listing Details

Listing Office	Your Castle Real Estate Inc
----------------	-----------------------------

Information source: Information and Real Estate Services, LLC. Provided for limited non-commercial use only under IRES Rules. © Copyright IRES. Information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed by the MLS.

Listing information last updated on November 1st, 2025 at 1:35pm MDT