

\$580,000 - 2501 S High St, Denver

MLS® #5463649

\$580,000

Bedroom, Bathroom,
Land on 0.14 Acres

Evanston 3rd Filing, Denver, CO

An extraordinary opportunity in one of Denver's most dynamic vibrant neighborhoods. Where location, lifestyle, and limitless potential are combined. This rare double lot offers the freedom to design something remarkable, whether it's building a dream home with the option of an ADU, a sophisticated duplex, or an investment property built to inspire. The property rests along a quiet, tree-lined street in the vibrant University / Rosedale corridor, where modern living meets timeless charm. With quick access to transit, urban amenities, boutique dining, cafes, short walking distance (two blocks) to the DU campus, and convenient access to light rail and I-25.

Utilities are available and the zoning framework supports flexible uses for single or two unit home building. The generous E-TU-C zoning enhances the appeal, giving you the creative freedom to shape the property to your goals with your own blank canvas. Every element is in place: flat lots, build-ready site. Whether your vision leans toward a single showpiece residence, a paired-home design, or a modern income-producing build, the possibilities are as versatile and endless as they are rewarding. This is one of the few remaining opportunities in Denver where location, zoning, and imagination align seamlessly - empowering you to build with purpose and possibility in a neighborhood that continues to grow in value and demand.



Essential Information

MLS® #	5463649
Price	\$580,000
Acres	0.14
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	2501 S High St
Area	Denver
Subdivision	Evanston 3rd Filing
City	Denver
County	Denver
State	CO
Zip Code	80210

Amenities

Garages	None
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Exterior

Lot Description	Level
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School Information

District	Denver 1
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Additional Information

Days on Market	1
Zoning	E-TU-C

Listing Details

Listing Office	Engel & Volkers Denver
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