

\$560,000 - 1371 Wolff St, Denver

MLS® #8011077

\$560,000

3 Bedroom, 3.00 Bathroom, 1,856 sqft

Attached Dwelling on 0.14 Acres

WEST COLFAX, Denver, CO

OUTSTANDING LOCATION IN THE HIGH-DEMAND WEST COLFAX AREA THAT IS SUPER ACTIVE & A VERY SAFE PLAY TO BUILD A NEW DUPLEX OR EVEN A TRIPLEX! UNIQUE SITUATION AS THE LOTS ARE READY TO FIRE UP THE BACKHOE & BEGIN THE PROCESS....WE CAN BUILD AS WE HAVE A GREAT BUILDER OR IT'S YOURS TO BUILD....EVERYTHING IS APPROVED BUILDING PERMIT HAS BEEN ISSUED AND IS READY TO GO! WE HAVE SAVED YOU THE LONG PROCESS OF GOING THROUGH ALL THE HOOPS TO BE ABLE TO START BUILDING! THE LOTS HAVE BEEN CLEARED, SURFACE REPORTS DONE, SOIL REPORTS DONE, ENGINEERING & STRUCTURE PLANS DONE & IN PROCESS APPROVAL, ARCHITECTURAL PLANS DONE & IN PROCESS APPROVAL, SURVEY, ONE WATER TAP INCLUDED, SEWER IS PAID & ALL YOU HAVE TO DO IS ROLL UP YOUR SLEEVES & GO TO WORK! THIS IS A NO-BRAINER AS THE SELLER HAS DONE ALL THE TIME, EFFORT, AND DUE DILIGENCE TO ELIMINATE DOWNTIME! MOVING ON TO ANOTHER PROJECT, THEY WILL LET THE BUYER BENEFIT FROM THEIR DECISION TO GO IN ANOTHER DIRECTION! DEVELOP & BE ON THE MARKET QUICKLY! MID-CENTURY MODERN, BRIGHT OPEN FLOOR PLAN, FUNCTIONALITY, ALL WITHIN A VERY



AFFORDABLE PRICE POINT! WELL
DESIGNED WITH/ TODAY'S BUYER IN MIND
WITH THE LOCATION THAT IS UNIQUE!
WALKING DISTANCE TO LIGHT RAIL,
GULCH PARK, SLOAN'S LAKE,
EDGEWATER MARKET PLACE, MINUTES
TO DOWNTOWN, EMPOWER FIELD,
SANCEZ PARK, RUDE PARK, MARTINEZ
PARK, TONS OF OPEN SPACE & TRAILS,
ALAMO DRAFT HOUSE, & SO MANY GREAT
LOCAL RESTAURANTS & BARS! JUST
AMAZING WITH SO MANY OPTIONS TO
ENJOY MAKES THIS AREA ABSOLUTELY
ONE OF THE MOST DESIRABLE IN
DENVER! TERRIFIC OPPORTUNITY FOR A
SEASONED DEVELOPER OR INVESTOR
OR FIRST-TIME ENTREPRENEUR...THIS IS
THE ONE....WELCOME HOME!

Built in 2025

Essential Information

MLS® #	8011077
Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	1
Square Footage	1,856
Acres	0.14
Year Built	2025
Type	Attached Dwelling
Sub-Type	Attached Dwelling
Style	Contemporary/Modern
Status	Active

Community Information

Address	1371 Wolff St
Area	Denver
Subdivision	WEST COLFAX

City	Denver
County	Denver
State	CO
Zip Code	80204

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available
# of Garages	4
Garages	Detached

Interior

Interior Features	Kitchen Island
Appliances	Self Cleaning Oven, Dishwasher, Refrigerator, Microwave, Disposal
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Single Fireplace
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony
Lot Description	Level
Windows	Double Pane Windows
Roof	Composition, Fiberglass
Construction	Composition Siding, Concrete

School Information

District	Denver 1
Elementary	Colfax
Middle	Strive Lake
High	North

Additional Information

Days on Market	269
Zoning	U-RH-3A

Listing Details

Listing Office	Jack Fine Properties
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