

\$1,200,000 - 1150 N Dahlia St N, Denver

MLS® #8068116

\$1,200,000

Bedroom, Bathroom,
Land on 0.29 Acres

Mayfair, Denver, CO

Amazing opportunity to build two new luxury homes across the street from Lindsley Park and in a location that is surrounded by thriving residential neighborhoods. The highest and best use for this rare 12,500 SF lot is to be subdivided into two 6,250 SF lots for two luxury new builds. Zoning is U-SU-C within the City and County of Denver. U-SU-C is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50-foot-wide lots.

Other large lots in the neighborhood are typically 6,250 SF and new home sales since 2021 have sold for as high as \$1,640,000 to \$2,849,000.

Lindsley Park is a gem for the neighborhood and hosts four tennis courts, a basketball court, walking path, playground, horseshoe pit, baseball diamond, and a picnic area. Other notable developments in the area are the Rose Medical Center Complex and the 41-acre former University of Colorado Health Sciences Center mixed-use redevelopment site that calls for approximately 900 residential units, up to 300,000-square-feet for retail, restaurant and a 140-room hotel, up to 200,000-square-feet of office space, 2,600 parking spaces and four acres of park and greenspace for the development and surrounding neighborhoods.

The current home on the site is being sold



as-is and has a long-term tenant leasing on a m-t-m basis.

Essential Information

MLS® #	8068116
Price	\$1,200,000
Acres	0.29
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	1150 N Dahlia St N
Area	Denver
Subdivision	Mayfair
City	Denver
County	Denver
State	CO
Zip Code	80220

Amenities

Utilities	Natural Gas Available, Electricity Available, Cable Available, Natural Gas at Property
Garages	None

Exterior

Lot Description	Level
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School Information

District	Denver 1
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Additional Information

Days on Market	251
Zoning	U-SU-C

Listing Details

Listing Office	Shockcor Inc
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Listing information last updated on October 31st, 2025 at 11:35pm MDT