

\$2,285,000 - 1749 Boulder St, Denver

MLS® #8444779

\$2,285,000

Bedroom, Bathroom,
Land on 0.23 Acres

Highlands, Denver, CO

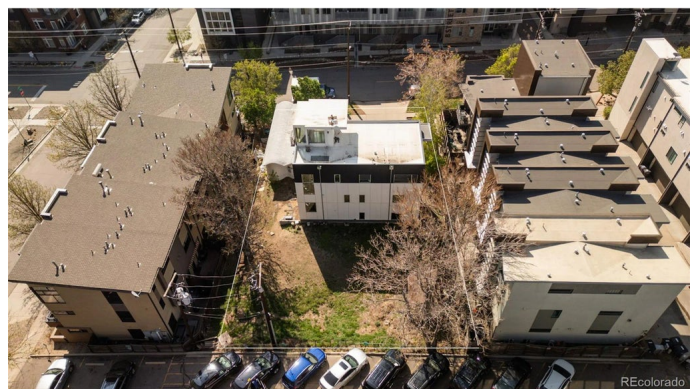
Seize a rare development opportunity in the vibrant heart of LoHi with this expansive 10,000-square-foot lot at 1749 Boulder Street. Zoned G-MU-3, this prime parcel allows for multi-unit residential construction up to three stories-ideal for high-end townhomes, boutique condominiums, or a custom multifamily project tailored to one of Denver's most desirable urban enclaves. Perfectly positioned just steps from LoHi's acclaimed restaurants, shops, and cultural hotspots, this property combines scale, versatility, and unmatched walkability. With strong market fundamentals and enduring demand, it's a standout opportunity for developers, investors, or visionary end-users seeking to make a mark in one of Denver's most iconic neighborhoods. Build where lifestyle, design, and long-term value intersect-this is LoHi at its most promising.

Essential Information

MLS® #	8444779
Price	\$2,285,000
Acres	0.23
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	1749 Boulder St
Area	Denver



Subdivision	Highlands
City	Denver
County	Denver
State	CO
Zip Code	80211

Amenities

Utilities	Natural Gas Available, Electricity Available
Garages	None

Exterior

Lot Description	Level
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School Information

District	Denver 1
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Additional Information

Days on Market	150
Zoning	C-MX-3

Listing Details

Listing Office	Compass - Denver
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Listing information last updated on October 30th, 2025 at 11:35pm MDT