

\$525,000 - 2600 W Argyle Pl, Denver

MLS® #8763081

\$525,000

Bedroom, Bathroom,
Land on 0.09 Acres

LoHi / Potter Highlands / Scottish Village,
Denver, CO

Flat Vacant Land Parcel with Favorable U-RH-2.5 Zoning Adjacent to LoHi and Potter Highlands. Located in Scottish Village, Featuring an Overlay for Increased Density, Height and Lot Coverage. Huge Bonus Being Situated Just Outside of Potter Highlands Historic District, Saving Development Time and Less Building Restrictions. 3,750 Square Foot Extra Wide Lot Offering Approximately 52' of Frontage. Much Redevelopment has Already Occurred on Block and Surrounding Streets. Quiet Enclave of Winding Non-Through and One Way Streets, Yet Walkable to Myriad of Amenities. New Build Can Capture City and Mountain Views. Please See Land Listing at 2472 W. Argyle that Sold for \$1,435,000 with Same Zoning on 6,493 Sq Ft Lot. U-RH-2.5 is a Multi-Unit District that Allows up to a Two and a Half Story Row House Building Form. It Also Allows the Urban House, Detached Accessory Dwelling Unit, Duplex and Tandem House Building Forms. Tremendous Bike Score of 91 and 75 For Walking. No Hassle or Expense of Dealing with a Demo. Prime Opportunity for Building Dream Urban Home or Investor Spec Build. Please Feel Free to Drive By and Walk Exterior Boundaries of Property, but Please Do Not Disturb Occupants Nor Go Inside Fencing. Please See Supplements for Additional Information. Buyer to Perform Their Own Due Diligence on Building and Zoning Guidelines.



Essential Information

MLS® #	8763081
Price	\$525,000
Acres	0.09
Type	Land
Sub-Type	Unimproved Land
Status	Pending

Community Information

Address	2600 W Argyle Pl
Area	Denver
Subdivision	LoHi / Potter Highlands / Scottish Village
City	Denver
County	Denver
State	CO
Zip Code	80211

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	152
Zoning	U-RH-2.5

Listing Details

Listing Office	Your Castle Real Estate Inc
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