

# Subdividable - Denver, CO



**3152 S Holly Street, Denver, CO, 80222**

Offered at \$1,525,000

Lot Lines Are Approximate  
In This Image

Rare 1.224 acre improved lot in University Hills. DEVELOPERS: 2 Flag lots are permitted under current zoning. Potential for up to 5-8 residential lots with over 6,000 sq feet each. \*Buyer and Buyer's Agent to verify all zoning information. \* Save on demolition costs on lots with no structures to build new homes in the desirable University Hills neighborhood. Rehab existing home (see residential listing MLS ID: 6628316 - 5BD/3BA 3,243 sq ft) or scrape and build a custom premium home with a city oasis. See supplements for as-is survey and conceptual lot surveys. HOME BUYERS: This is an opportunity to remodel the existing home, scrape and rebuild, and have a huge residential lot in a fantastic location. This property borders the Highline Canal on its west side and is only steps from trail access. Great access to the light rail from the RTD Yale Station, short minutes to I-25 and Hampden Ave, shopping, dining, and entertainment. No HOA means more options for use of your big lot. \*Survey shows 1.224 acres or 53,325 sq ft.\*

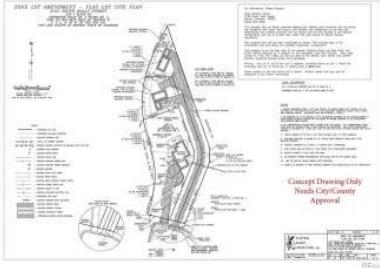
0 Bedrooms

0 Bathrooms

Unknown sqft sqft

1.22 acre (lot size)

Built: Unknown year



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