

# Unimproved Land - Denver, CO



## 7500 W Vassar Avenue, Denver, CO, 80227

Offered at \$390,000

Rare opportunity to purchase a large R-2 lot in a developed location in Lakewood. This building site has good views to the south and west which has superior appeal in the single-family market. Vassar Avenue is not a through street so the neighborhood is tight knit hold community events annually. This lot sits opposite Lakewoods' newest open space park called "Peakview" directly to the north. Lakewood has many large open space areas and parks along the Bear Creek Watershed south of Yale and west to Morrison. The neighborhood has good access to major commuter ways with employment opportunities close and throughout the metro area. Significant retail areas are located north along Alameda, Wadsworth and south of HWY 285. Schools are good and based on the city of residence with Jeffco and Denver Schools serving students in the area. The largest portion of the lot is relatively flat then it gently slopes in the rear and west side of the lot, perfect for a walk-out lower level. There are several large trees on the west side of the lot and a couple in the middle which filter some of the possible views from the site. Zoning is under the "old" zoning in Chapter 59. Denver did a rezoning of much of the city in 2010, but the zoning on the subject lot did not change. Allowed uses include single-family and multiple unit dwellings, child care centers, religious institutions, fire station, library, parks and police stations by right. Confirmed with City Planner that an ADU is possible. The minimum site size in R-2 is 6,000 square feet with a 50-foot front foot. For each additional dwelling unit, the minimum size required is 3,000 square feet. There is a requirement to have open space of 62.5% of the lot including a rear portion of the lot of 60% and a front setback of 20 feet.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.53 acre (lot size)

Built: Unknown year



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