



FOR SALE

342-358 University Boulevard

Denver, Colorado 80206



RARE CHERRY CREEK NORTH DEVELOPMENT OPPORTUNITY

18,740 SF | Multi-Family Townhome Development
Sale Price: \$6,090,500 (\$325/SF)

One of the very few larger development sites left in Cherry Creek North. This property offers the creative developer the opportunity to develop an outstanding, first class residential project. There also may be opportunities to assemble additional ground (maybe for the last full half-block in CCN) and/or explore potential rezoning of the property to higher density. The property borders the historic Denver Country Club area, is one-half block away from the James N. Manley Park and is on a major entry-way to the exclusive Cherry Creek North shopping and office district. This is one of the last few chances for a creative, iconic architectural project. Enjoy walk to work (for maybe a seniors project), numerous restaurants, the Denver Country Club, etc. Zoning allows for multi-family townhome development currently in the very strong residential for-sale market of Cherry Creek North. *Please contact Trevor Brown for more information at +1 303 312 4208 or trevor.brown@cushwake.com*

Property Features

Site Size	18,740 SF (150' on University: N/S, 125' E/W)
Zoning	G-RH-3
Price	\$6,090,500 (\$325/SF)

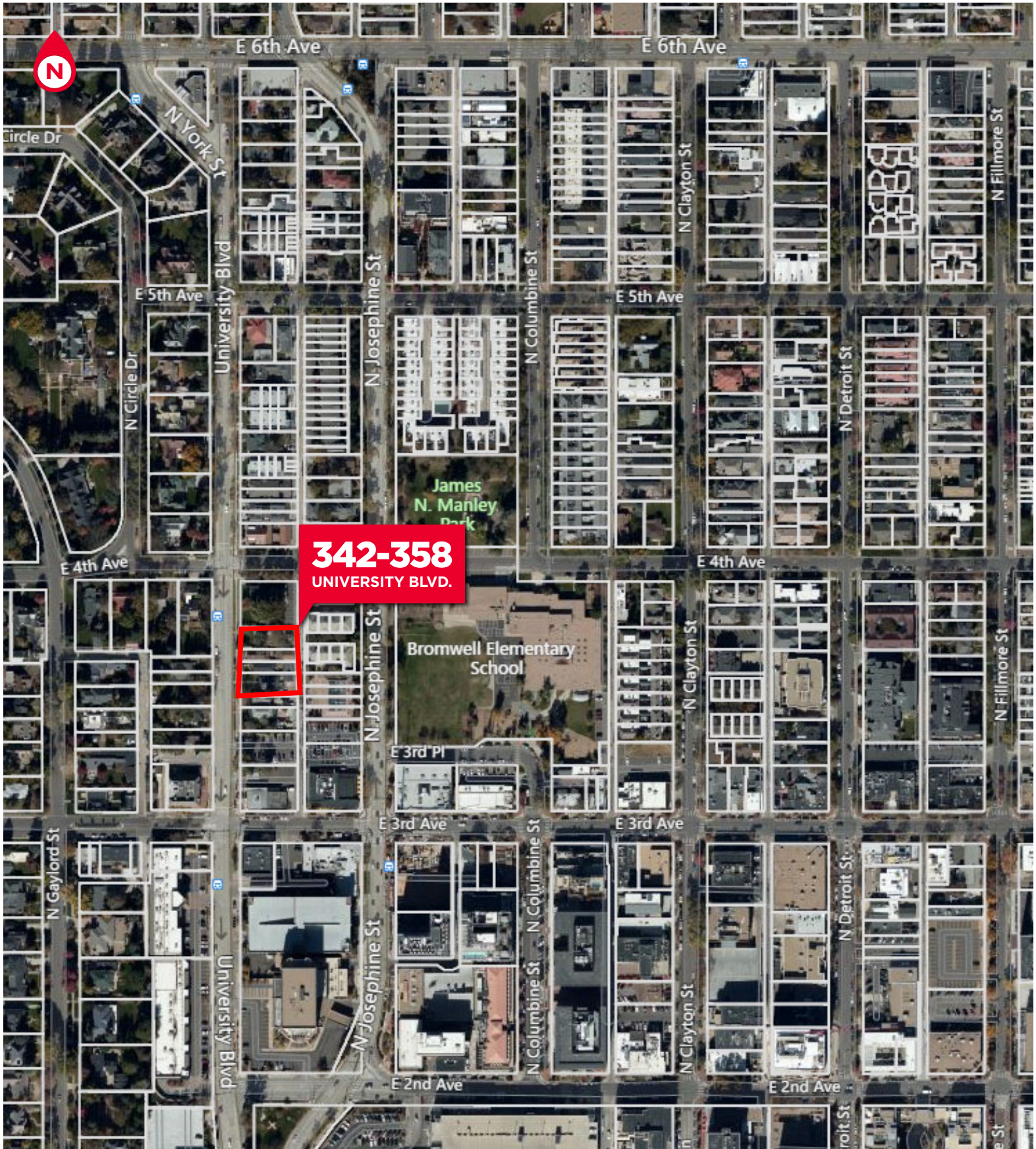




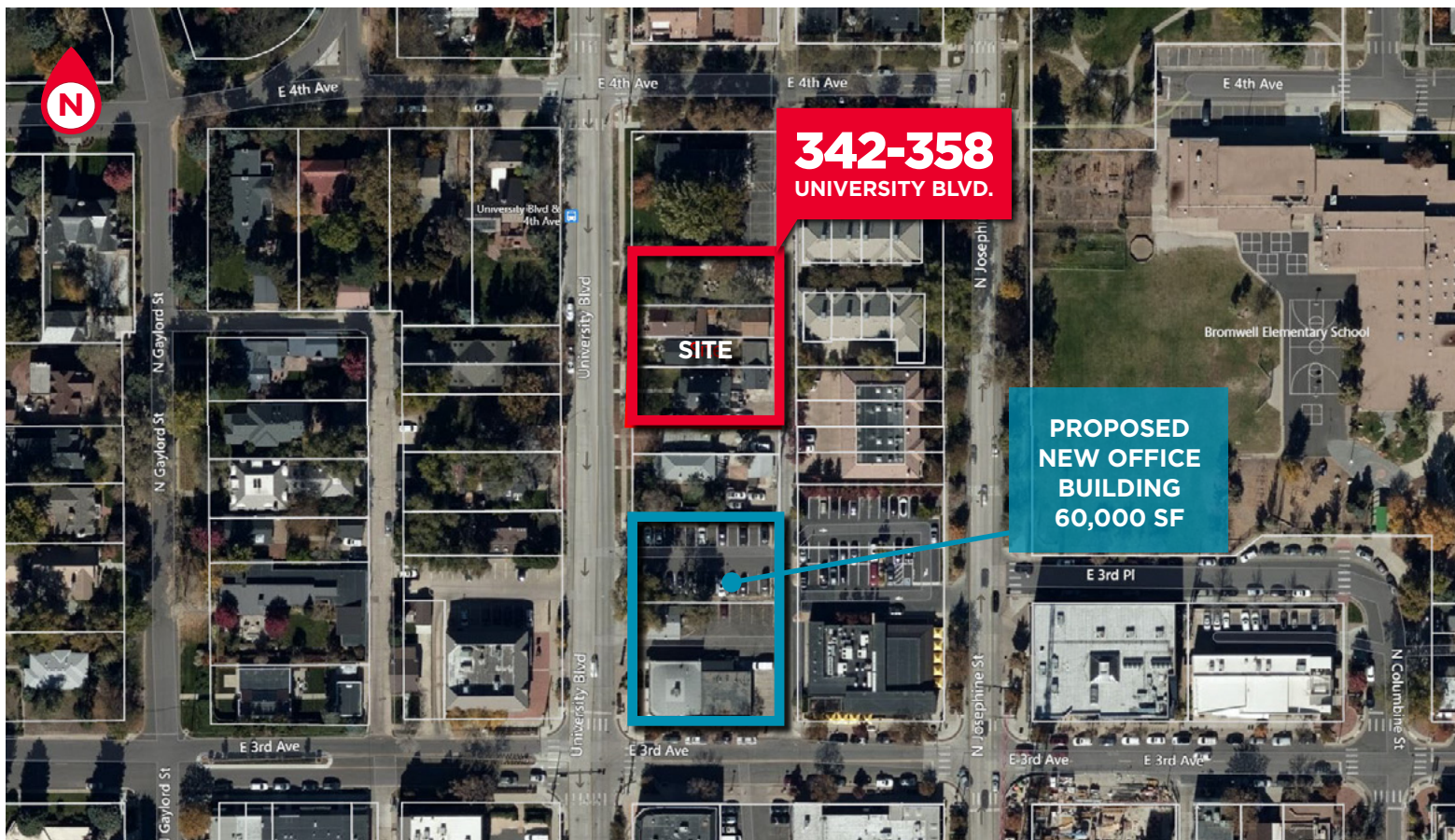
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Rare Cherry Creek North Development Opportunity





**CUSHMAN &
WAKEFIELD**

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342-358
UNIVERSITY BLVD.

JAMES N.
MANLEY
PARK

E 4th Avenue

BROMWELL
ELEMENTARY
SCHOOL

E 3rd Avenue

University Boulevard

Josephine Street

Columbine Street

Clayton Lane

Detroit Street

Fillmore Street

Milwaukee Street

E 2nd Avenue

E 1st Avenue

DENVER
COUNTRY
CLUB

Cherry Creek N Drive

Cherry Creek S Drive

For more information, please contact:

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