



**578
Galapago**

LUXURY FIX AND FLIP INVESTOR SPECIAL

ARV: \$2,000,000 - \$2,500,000

578 Galapago St. Denver, CO 80204



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578 GALAPAGO ST. DENVER, CO 80204

SALE PRICE: \$899,000



Visit 578Galapago.com for details! **MOTIVATED SELLERS!** Investors, Developers or Luxury Home buyers looking to build their custom home in the highly sought after urban Denver neighborhood of Baker! After repair value is \$2.2M - \$2.5M. Amazing rooftop deck with panoramic views of the mountains and downtown! Zoned residential use. This is a shell ready to become an urban penthouse with a mother in law apartment. Views of mountains are permanently protected. Ceilings 11.5 feet high. Basement 7.5 feet high. There is a common wall agreement for the attached townhome next door that is separately owned. Victorian era type architecture, common in the Baker neighborhood. Buyer responsible for verifying all city requirements. Not in the historic district. Many were previously approved by the city, but approvals have expired. Construction & Development experience needed.

PROPERTY HIGHLIGHTS

Building Size | 6,000 Total

Lot Size | 0.21 Acres

Construction| Block, Brick, Stucco

Total Potential Bedrooms: 6

Year Built | 1908

Zoning | U-RH-2.5



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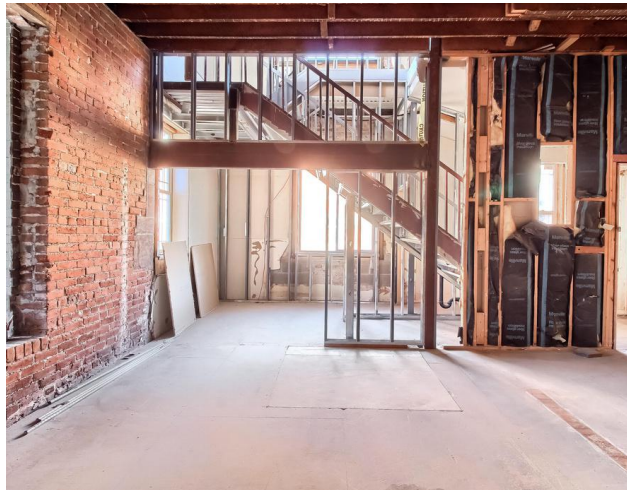
BUILDING FEATURES AND POTENTIAL USES



- **Investors, Developers or Luxury Home buyers looking to build their custom home in the highly sought after urban Denver neighborhood of Baker!**
- **Zoning: U-RH-2.5 (Urban Row Home 2.5 Stories)**
- **After Repair Value of \$2.2M - \$2.5M**
- **Construction & Development experience needed**
- **Panoramic views of Downtown Denver and the Mountains**
- **Walking distance to the Santa Fe Art District and Denver Health!**
- **Excellent Urban Location - Minutes to Downtown Denver**

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BUILDING PHOTOS



LOCATION & DEMOGRAPHICS

Denver Downtown

- Denver is an outdoor city with a vibrant, walkable downtown offering urban adventures for all ages. Within a one-mile radius, you can kayak on the Platte River; explore some of the city's best museums; shop at art galleries and boutiques; see a Broadway touring show; enjoy live music; ride a rollercoaster or cool off in a water park; and experience exciting professional sports. Experience Denver's top chef-driven restaurants and innovative craft breweries. The Denver Beer Trail is a great guide to sampling those local brews.

Activities in Denver

- Relax in nature with 4,000 acres of public city parks, one of the largest urban park systems in the country. Or take a walk or bike ride on the region's 850 miles of paved, off-street trails. Make Denver your basecamp for day trips to experience world-class outdoor activities, including hiking, mountain biking, camping and fly-fishing.
- The city's arts and culture scene is thriving with major museums, unique art districts and boutique galleries. Denver is also a mecca for street art.
- There's something for everyone in the city from romantic spots to family-friendly fun. Whether you're planning a weekend getaway or longer vacation, find the perfect Denver hotel.

Demographics

- There are 12,633 25-34 year-olds located within a 1 mile radius of 578 Galapago St.
- The medium household income within a 1 mile radius is \$83,700, with over 50% of the population having a bachelor's degree or higher.



Walk Score
82

Very Walkable

Most errands can be accomplished on foot



Transit Score
63

Good Transit

Many nearby public transportation options.



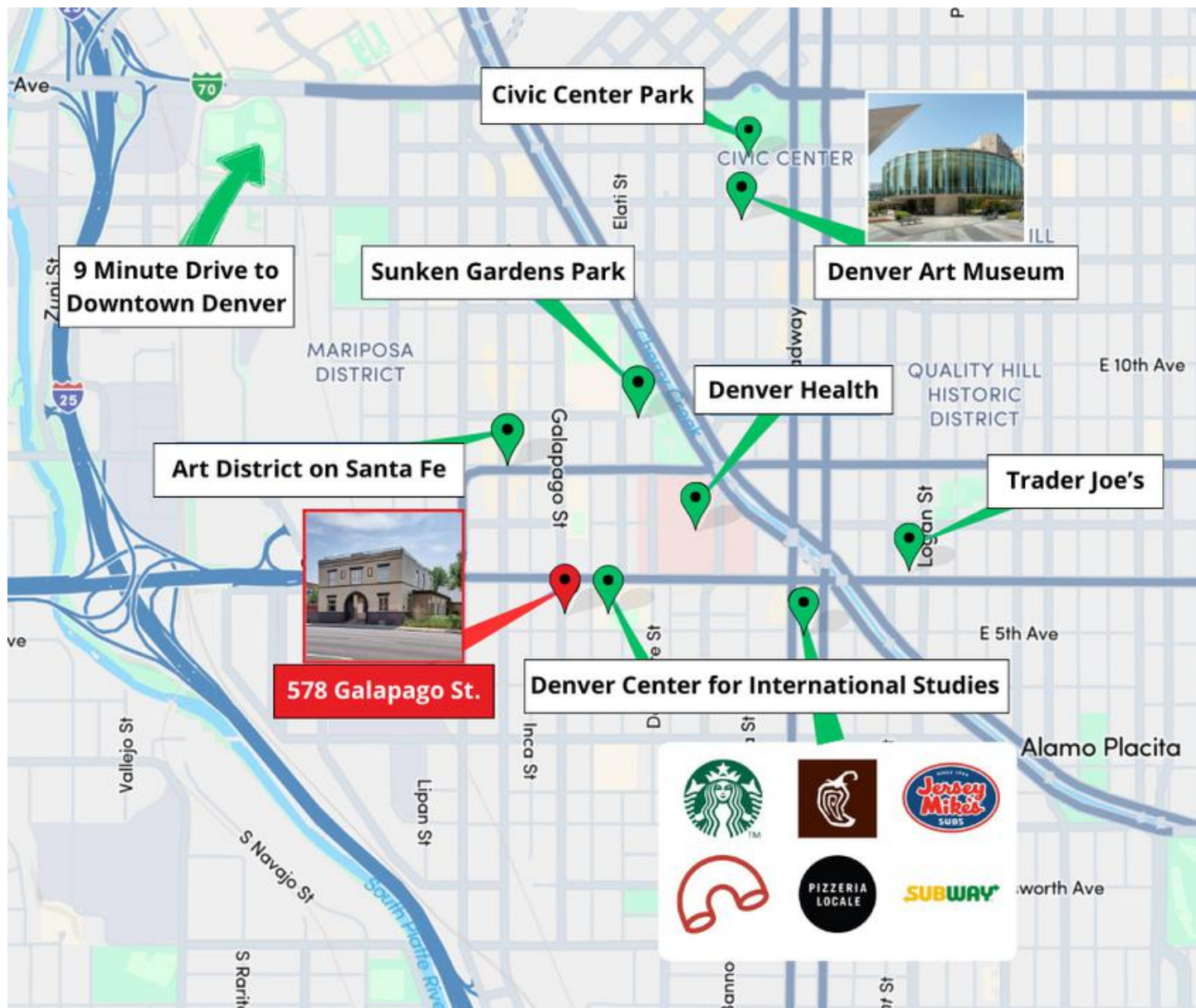
Bike Score
94

Biker's Paradise

Daily errands can be accomplished by bike.

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NEIGHBORHOOD ATTRACTIONS



CONFIDENTIALITY & DISCLAIMER

This information has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial & residential real estate projects, developments, and investments.

Keller Williams Realty Urban Elite & Glass Properties Group recommends that you, as a potential buyer/investor, should perform your own independent examination and inspection of the property and perform due diligence. All of the information provided here related to the property is deemed reliable but not guaranteed.

By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements, or information provided by Michelle Glass, Keller Williams Realty Urban Elite or its brokers. This Offering Memorandum and the contents are intended to remain confidential except for such information in the public domain or otherwise available to the public.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

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BROKERAGE TEAM



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