



EXTRAORDINARY DELIVERED

VIKING PARK APARTMENTS

Denver, Colorado
Land Sale

OPPORTUNITY

The city has approved development plans to build an eight story apartment building, currently called Viking Park Apartments, and is located in the Highlands and Jefferson Park neighborhoods. The proposed plan currently calls for approximately 120 multifamily units of assorted sizes (713 square feet average) and over 139 covered parking spaces. Ownership is also working with the city to include a zoning variance to allow office and retail usage.

SOLUTION

- Located in the hottest submarket in Denver
- Close to neighborhood retail and restaurants and easy access to I-25
- Approved for up to eight stories of multi-family development by the city and county of Denver, making it the only proposed eight story building, in a 3 - 5 story neighborhood, with tight restrictions on any future zoning allowance. This will allow for unobstructed 360 views including spectacular city and mountain views.

RESULTS

The site was sold to Connell Real Estate & Development Co, of Berkeley Heights, New Jersey. Transwestern represented the seller in this transaction.



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