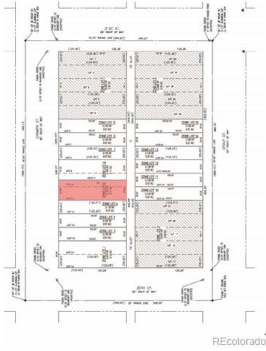


Full Property View

3042 Champa Street, Denver, CO 80205

\$337,500 - Active



Listing ID: **2276301** MLS Status: **Active**
 List Price: **\$337,500** Original List Price: **\$337,500**
 Property Type: **Land**
 Property Subtype: **Unimproved Land**
 County: **Denver**
 Subdivision Name: **Case & Eberts**
 Listing Contract Date: **06/17/2020** Spec. Listing Cond: **None Known**
 Association: **N** Multiple: **N** Cov/Rest: **Y** Assoc Fee Tot Annl: **\$0**
 Tax Annual Amt: **\$0** Tax Year: **2019**
 Tax Legal Desc: **CASE & EBERTS ADD B62 SW/2 L10 & L11**

Recent: **06/17/2020 : NEW**

Site & Location Information

Lot Size: **0.11 Acres / 4,700 SqFt** Fencing: **None**
 PSF Lot: **\$71.81** PPA: **\$3,068,181.82**
 Lot Size Dimensions: **37.5 x 125 ft.**
 Lot Number: **SW/2 L10 & L11**
 Lot Features: **Level**
 Road Surf/Front: **Paved / Public Road**
 Exclusions: **Seller's personal property**
 Road Responsibility: **Public Maintained Road**
 View: **City, Mountain(s)**
 School District: **Denver 1**
 Parcel Number: **2276-03-014**
 Zoning Jurisdiction: **City**
 Is Incorporated: **Yes** Zoning: **U-RH-2.5**
 Walk Score: **90**
 Distance To Bus: **2 Blocks**
[View Walk, Bike, & Transit Scores](#)
 Distance To Light Rail: **2 Blocks**

Water & Utilities

Water Included: **No** Water Source: **Public** Sewer: **Public Sewer**
 Sewer Tap: **Yes** Sewer Tap Fee:

Parking

Parking Total: **0** Garage Spaces: **0** Offstreet Spaces: **0**

Association Information

Association Name: [Association 1](#) [Association 2](#) [Association 3](#)
 Association Type:
 Association Phone:
 Association Website:
 Assoc Fee/Frequency:
 Assoc Fee Annual: **\$0** **\$0** **\$0**
 Assoc Fee Tot Annl: **\$0**
 Restriction Covenants: **Other**
 Restriction Other: **Restrictions set for in RFP detailed on www.curtisparklots.com** Special Assessment:

Public Remarks

Build your very own dream home! Empty lot in Historic Curtis Park, near park, shops, bars, light rail, and downtown Denver. Located in one of Denver's most popular neighborhoods, Five Points, this 4,700 SF lot fronts Mestizo-Curtis Park and is within walking distance to the RiNo Art District, Downtown, schools, grocery stores, and so much more. The lot is zoned as U-RH-2.5 and is located in the Curtis Park Historic Overlay. New sewer and sanitary lines and alley improvements. The lot is part of the Denver Housing Authority's redevelopment of Platte Valley Homes. Interested buyers must review the Curtis Park Lots Request for Proposal (RFP). The RFP outlines the necessary documents and criteria buyers will need to meet in order to qualify for this vacant lot. The RFP and additional information can be found on the website: www.curtisparklots.com. The RFP is open for 30 days only. A selection committee from the Denver Housing Authority will assess all proposals and award contracts to buyers based on the outlined scoring system. Please be advised the Listing Broker is an employee of Denver Housing Authority.

Directions

One mile east of Downtown Denver, .8 miles southwest of the Blake Street Station and .2 miles northwest of 30th and Downing Light Rail Station.

Confidential Information

Private Remarks: **Build your very own dream home! Empty lot in Historic Curtis Park, near park, shops, bars, light rail, and downtown Denver. Located in one of Denver's most popular neighborhoods, Five Points, this 3,130 SF lot fronts Mestizo-Curtis Park and is within walking distance to the RiNo Art District, Downtown, schools, grocery stores, and so much more. The lot is zoned as U-RH-2.5 and is located in the Curtis Park Historic Overlay. New sewer and sanitary lines and alley improvements. The lot is part of the Denver Housing Authority's redevelopment of Platte Valley Homes. Interested buyers must review the Curtis Park Lots Request for Proposal (RFP). The RFP outlines the necessary documents and criteria buyers will need to meet in order to qualify for this vacant lot. The RFP and additional information can be found on the website: www.curtisparklots.com. The RFP is open for 30 days only. A selection committee from the Denver Housing Authority will assess all proposals and award contracts to buyers based on the outlined scoring system. Please be advised the Listing Broker is an employee of Denver Housing Authority.**

Buyer Agency Comp: **2.5%** Dual Variable: **No** Submitted Prosp: **No**
 Transaction Broker Comp: **2.5%**
 Contract Earnest Check To: **Fidelity National Title** Possession: **Closing / DOD**

Contract Min Earnest: **\$5,500**
Title Company: **Fidelity National Title**
Investor Blackout End Date:

Listing Terms: **Cash, Conventional, Other, VA Loan**
Docs Available: **Building Plans, Soil Report**
Ownership: **Government**
Home Warranty:

Expiration Date: **12/04/2020**

Showing Information

Showing Instructions: **Nothing to show-drive by only. For more details, go to: www.curtisparklots.org**

List Agent

List Agent: [Athena Lovato](#)
List Agent ID: **054795**



Phone: **303-888-5036**
Mobile: **303-888-5036**
Office: **303-858-8100**
Email: athenalovato@msn.com

List Office: [HomeSmart Realty Group](#)

List Office ID: **1HOME**



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06/17/2020 8:14:02 AM

Search Criteria

Street Number Numeric is 3042
Street Name is 'champa'
Selected 1 of 1 result.