



DENVER
THE MILE HIGH CITY
Michael B. Hancock
Mayor

CITY AND COUNTY OF DENVER

Finance Office
Division of Real Estate

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8315 E. Colfax Avenue Acquisition Terms

Seller: Valentia Building LLC

Purchase Price: \$1,300,000

Source of Funds: CDBG

Parcel Size: Approximately 23,875 square feet which includes a 7,588 square foot building

Zoning: E-MS-3

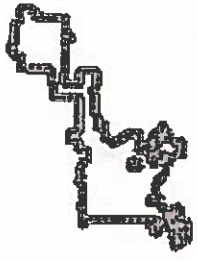
Due Diligence Period: 45 days after execution of the PSA

Closing: 30 days after the end of Due Diligence

Benefits: Acquisition of the parcel provides for future redevelopment to further strengthen and encourage private investment in the neighborhood. OED will seek a redevelopment partner to determine an appropriate development for this location. As the funding source for the acquisition is CDBG funds, the final development will lead to a catalytic redevelopment, resulting in neighborhood services, employment opportunities, and/or affordable housing.



Legend



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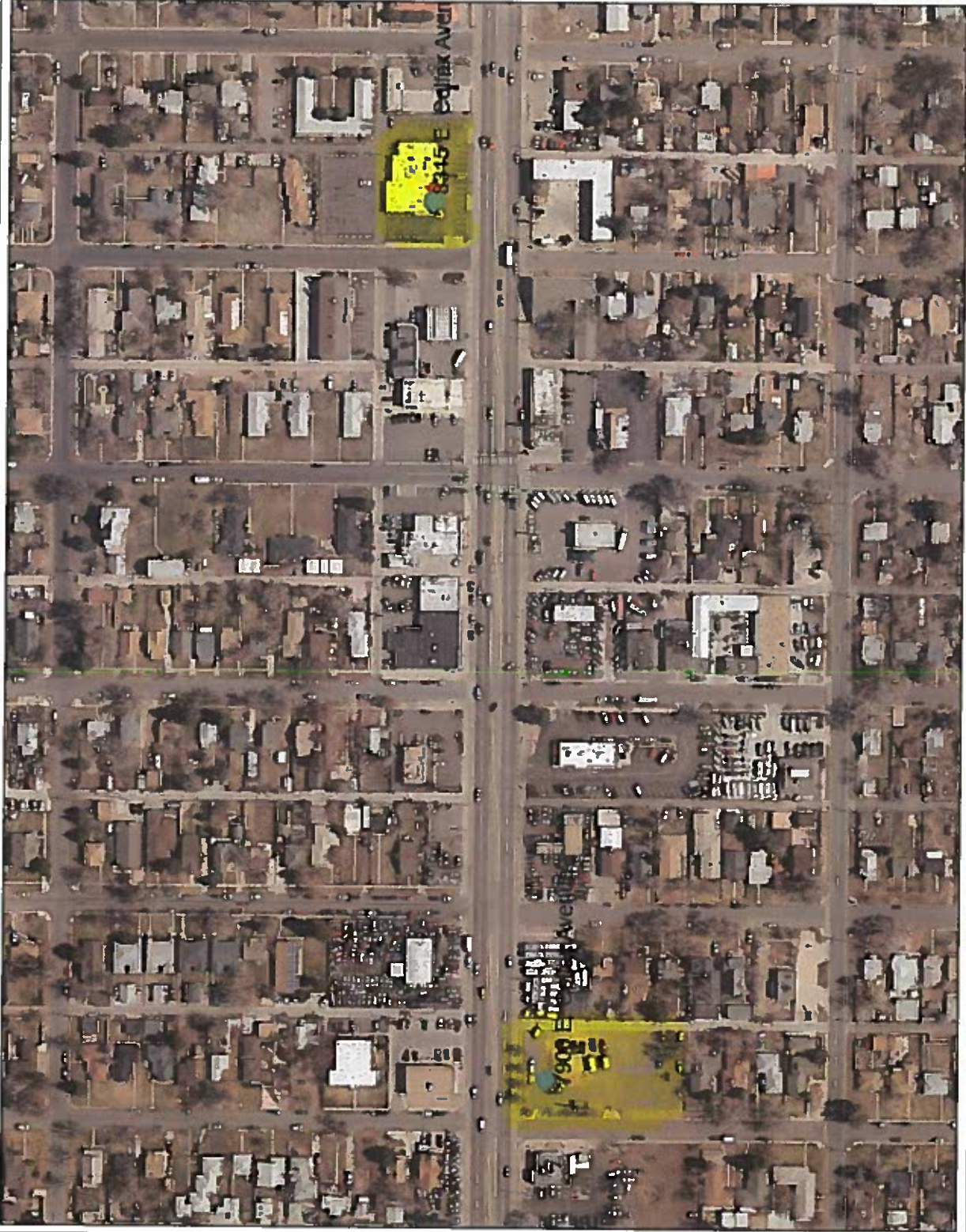
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City and County of Denver



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449

449 Feet

224.5

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