

\$494,500 - 1425 Xavier Street, Denver

MLS® #1877908 RE COLORADO Listing Office: RE/MAX of Cherry Creek

\$494,500

2 Bedroom, 2.00 Bathroom, 1,730 sqft
Residential on 0 Acres

Sloans Lake, Denver, CO

Fantastic opportunity available on Xavier Street surrounded by new development that includes townhomes, condos, and duplexes in the area. This unique property is an investor notable and one of the last few lots with a single-family home on this quiet street. Either update this classic Tudor or build new. It is located a few steps from the 12th and Perry light rail station and a short walk to all shops and restaurants in Sloan's Lake, West Colfax, and Edgewater. House is Zoned U-RH-2.5 in the hottest development area. Location is essential, and this property is only minutes from downtown Denver. The house needs a lot of work, but at this price there is TONS of equity to be had!! Please for now we are asking buyers/developers to drive by and take a look before we get you inside. This is a fantastic development opportunity just a few blocks from Sloan's Lake, within walking distance of the Alamo Draft House and Regatta Square.

RE COLORADO

Listing Courtesy of RE/MAX of Cherry Creek

Built in 1942

Essential Information

MLS® #	1877908
Price	\$494,500
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,730
Acres	0.14
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Style	Tudor
Status	Pending

Community Information

Address	1425 Xavier Street
Subdivision	Sloans Lake
City	Denver
County	Denver
State	CO
Zip Code	80204

Amenities

Parking Spaces	1
# of Garages	1

Interior

Heating	Forced Air
Cooling	None
Stories	One

Exterior

Lot Description	Level
Roof	Composition

School Information

District	Denver 1
Elementary	Colfax
Middle	Strive Lake
High	North

Additional Information

Date Listed	April 24th, 2025
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