

# \$2,285,000 - 1749 Boulder Street, Denver

MLS® #8444779 RECOLORADO Listing Office: Compass - Denver

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**\$2,285,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Highlands, Denver, CO

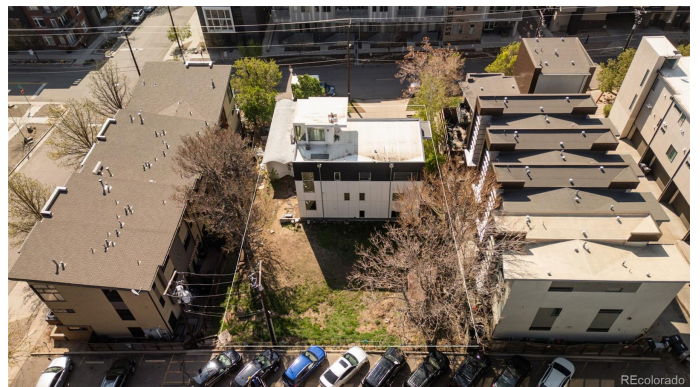
Seize a rare development opportunity in the vibrant heart of LoHi with this expansive 10,000-square-foot lot at 1749 Boulder Street. Zoned G-MU-3, this prime parcel allows for multi-unit residential construction up to three stories—ideal for high-end townhomes, boutique condominiums, or a custom multifamily project tailored to one of Denver’s most desirable urban enclaves. Perfectly positioned just steps from LoHi’s acclaimed restaurants, shops, and cultural hotspots, this property combines scale, versatility, and unmatched walkability. With strong market fundamentals and enduring demand, it’s a standout opportunity for developers, investors, or visionary end-users seeking to make a mark in one of Denver’s most iconic neighborhoods. Build where lifestyle, design, and long-term value intersect—this is LoHi at its most promising.

RECOLORADO

**Listing Courtesy of Compass - Denver**

## Essential Information

MLS® #	8444779
Price	\$2,285,000
Bathrooms	0.00
Acres	0.23
Type	Land
Sub-Type	Improved Land
Status	Active



**Community Information**

Address	1749 Boulder Street
Subdivision	Highlands
City	Denver
County	Denver
State	CO
Zip Code	80211

**Amenities**

Utilities	Electricity Available, Natural Gas Available, Phone Available
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**Exterior**

Lot Description	Level
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**School Information**

District	Denver 1
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**Additional Information**

Date Listed	May 19th, 2025
Zoning	C-MX-3

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