

LAND FOR SALE

1571 SHERIDAN BLVD

1571 SHERIDAN BOULEVARD, LAKEWOOD, CO 80214



FOR SALE

KW COMMERCIAL | URBAN ELITE

3550 W 38th Ave #20
Denver, CO 80211



PRESENTED BY:

WIN KING

Director

office: (303) 376-6333

cell: (303) 877-5889

kingcommercialre@gmail.com

IA40013472, Colorado

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OFFERING SUMMARY

LISDT PRICE:	\$800000
IMPROVEMENTS:	3 Bed / 2 Bath Home
SFH SQ FT	1,994
LOT SIZE:	13,303 SF
PRICE / ACRE:	\$60.00/SF
ACCESS:	Sheridan Blvd
FRONTAGE:	101 Feet
ZONING:	R-MF, Lakewood
PERMITTED USES:	Single & Multi-Family
APN:	39-264-15-016

PROPERTY OVERVIEW

This well maintained single family home sits in a small pocket of NE Lakewood know as Edgewater. Just steps from Sloan Lake Park and on the dividing line between Denver, Lakewood and Edgewater and all the growths these neighborhoods have experienced makes for a unique development opportunity.

The location affords access to many restaurants and shopping options along with a park and popular movie theater. Draws like King Soopers, Target, Alamo Drafthouse, Edgewater Public Market attract a wide ranging assortment of stores and restaurants that give this location a high walkability rating.

In addition to its excellent walkability there are bike-friendly streets and good public transit options

PROPERTY HIGHLIGHTS

- Great for home buyers with a speculative eye
- Well maintained and ready to rent
- Covered land pay for the investor/ developer
- The flexible R-MF zoning allows for a wide range of uses like:
 - Single family homes
 - Group home or senior care
 - Townhomes
 - Micro-unit apartments
- Medium density multi-family developments to 3 stories
- Large open paved and gravel entry allows for ample off-street parking