

**FOR
SALE**



\$1,495,000

**5353 West Colfax Avenue
Lakewood, Colorado 80214**

**Great mid-century modern building.
Zoned M-G-U and in the path of
re-development. Walk to Sloans Lake,
Edgewater, and more for retail and
restaurants. Close to downtown - easy
access throughout the metro area!**

**Traffic Volume Count Average = 31,777
RTD available on Colfax / Light Rail .5 miles
Taxes \$12,397 / Insurance \$5,077 / Utilities \$29,759**

LEGACY  100

REAL ESTATE PARTNERS

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