



## West Colfax Opportunity w/ Secured Yard

# LIST PRICE: \$999,500

### PROPERTY OVERVIEW

Building Type:	Automotive Shop
Building Size:	2,210 SF
Lot Size:	30,928 SF
Year Built:	1970
Zoning:	MGU
Construction Type:	Block/Stucco
Property Taxes (2023):	\$17,462

### PROPERTY/AREA DETAILS

On West Colfax, midway between Kipling and Wadsworth, this Automotive shop features reception area, 4 offices, 2 restrooms and 2 drive-in service bays. Generous site also has the advantage of a 30,000+ SF secluded and secured yard area.

For more information, please contact:

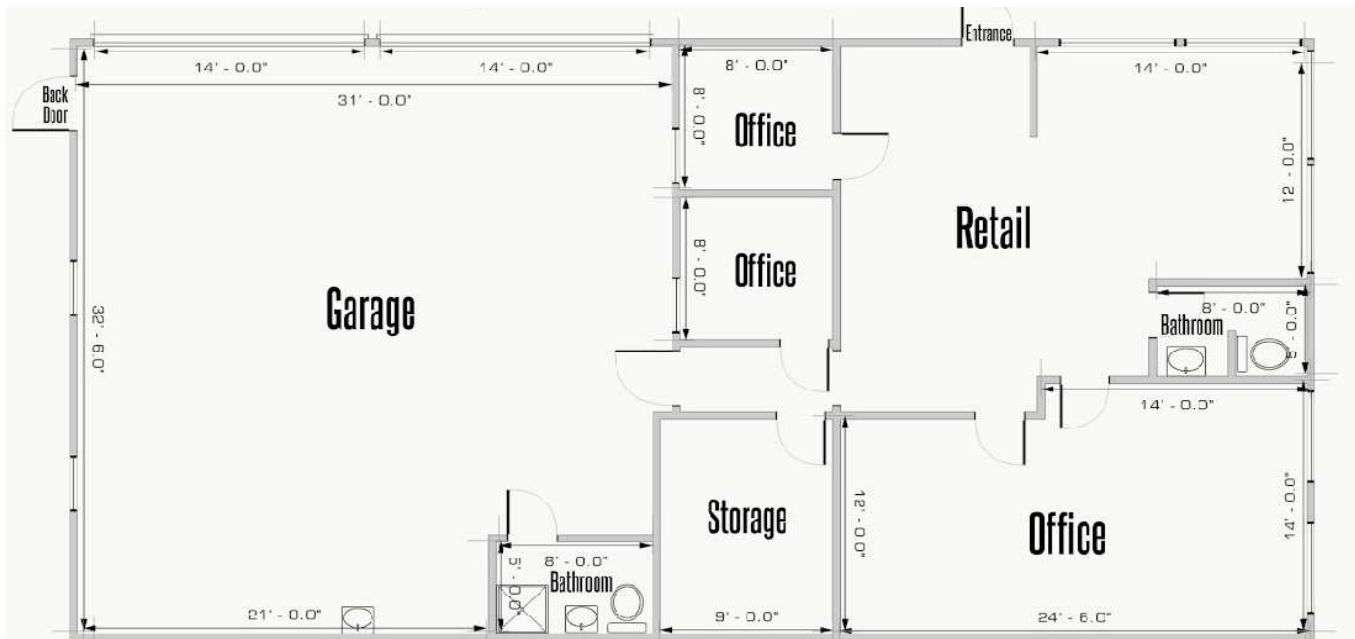
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## PROPERTY FEATURES

- Lot features frontage directly on W Colfax, concealing massive storage area in rear of site
- Current Tenant on a Modified Gross Lease until March 31, 2028
- Two Drive in Service Bays
- Potential for Future Redevelopment
- One Block from Safeway, Natural Grocers, Ziggis Coffee, Starbucks and Lakewood Rec Center
- Two Blocks from RTD Garrison Station, Wendy's and Chicago Market



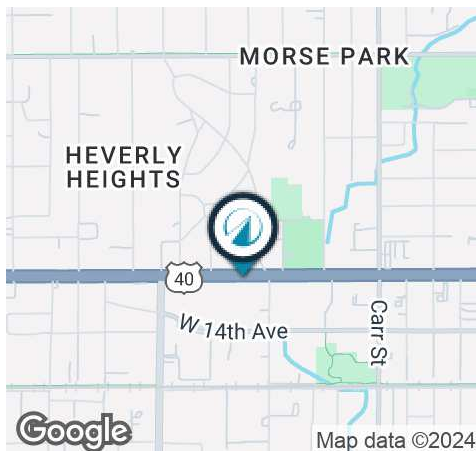
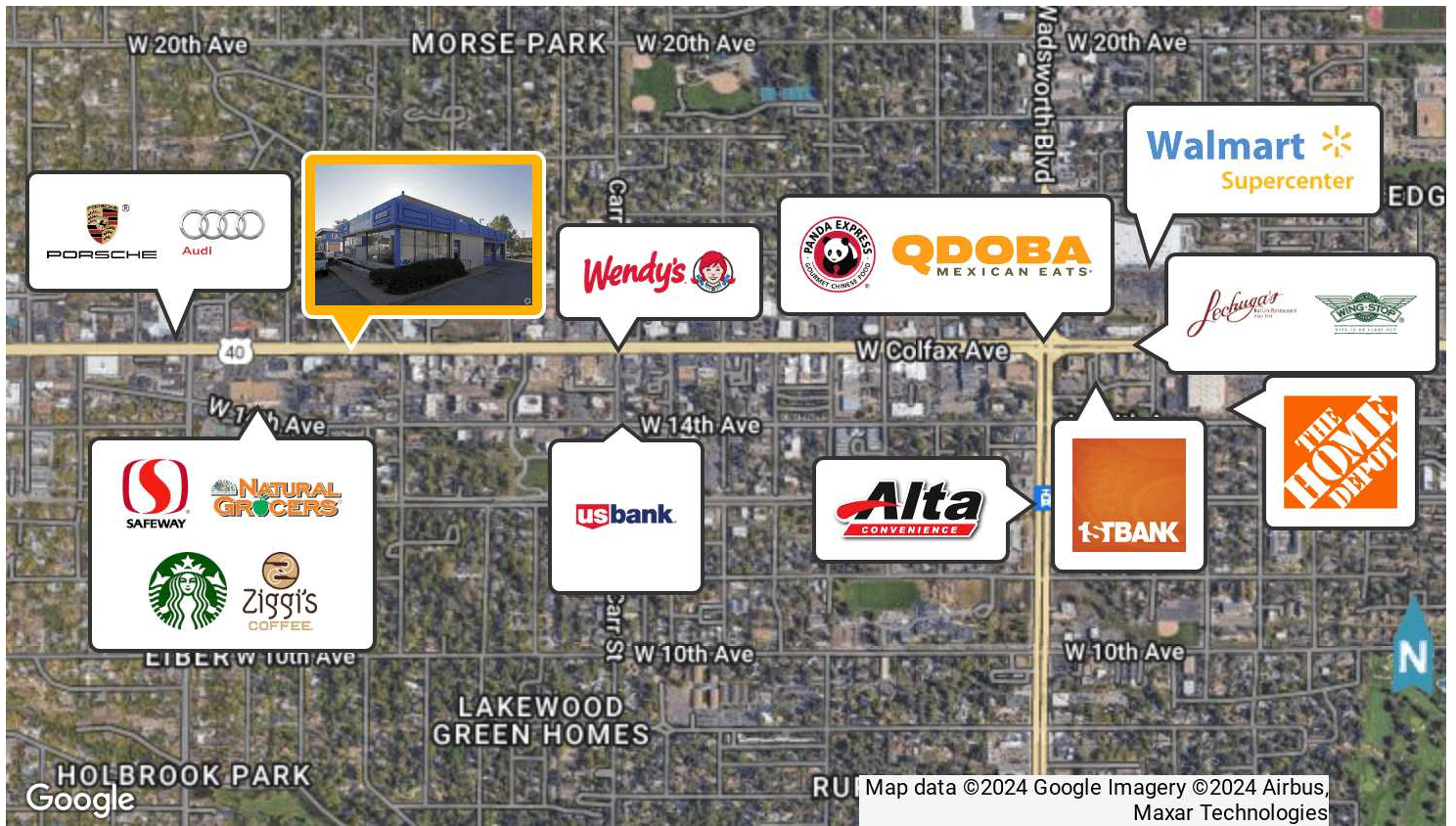
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## Pinnacle Real Estate Advisors

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**AREA DEMOGRAPHICS:**



Population

<b>1 Mile</b>	13,116
<b>3 Mile</b>	117,430
<b>5 Mile</b>	342,513



Households

<b>1 Mile</b>	5,737
<b>3 Mile</b>	52,006
<b>5 Mile</b>	149,436



Average HH Income

<b>1 Mile</b>	\$89,102
<b>3 Mile</b>	\$103,879
<b>5 Mile</b>	\$114,273

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