

# For Sale: 6025 W Mississippi Ave | Lakewood, CO 80226



## 3% Seller Financing Available for a Qualified Buyer

### Rare Warehouse & Office Opportunity in Lakewood

6025 W Mississippi Ave offers a hard-to-find combination of warehouse, office/residential space, secure yard area, and flexible M-N-S zoning in the heart of Lakewood. The property includes 5,382 SF across two structures, with 4,224 SF of warehouse/garage space, 1,158 SF of office/residential space, three drive-in doors, one dock-high door, 12' clear height, and a secure fenced yard.

Located just off W Mississippi Ave with convenient access to Sheridan Blvd, I-25, and I-70, the property is well positioned for service businesses, day cares, car enthusiasts, or an owner-user seeking functional space with long-term flexibility. With a broad range of permitted uses and seller financing available for a qualified buyer, this is a unique opportunity to secure a versatile Lakewood property at an attractive price point.



**Colorado Real Estate**  
— B R O K E R S —

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# Property Details & Highlights



- Sales Price: \$1,199,000 (\$222/ft)
- Lot Size: 0.50 Acres
- Total SF: 5,382 SF
  - **Office / Residential: 1,158 SF**
    - Sub-metered for Gas and Electric
    - Central Air
  - **Warehouse / Garage: 4,224 SF**
    - 2 electric meters
    - Swamp cooler and Heater (two thermostats)
    - 1 Bathroom and stubbed for 1 more
    - Loading: 3 Drive in Doors / 1 Dock High Door
    - Clear Height: 12 ft
- 2025 Taxes: \$25,904.06
- Roof replaced on both structures 2019
- Secure Fenced Yard
- Zoning: M-N-S Lakewood ([See Link Here](#))

## **Seller Financing Terms for a Qualified Buyer**

- As low as 3% Interest Rate
- As long as 25 year amortization
- As long as 3 - 5 Year Term
- At least 20% down payment

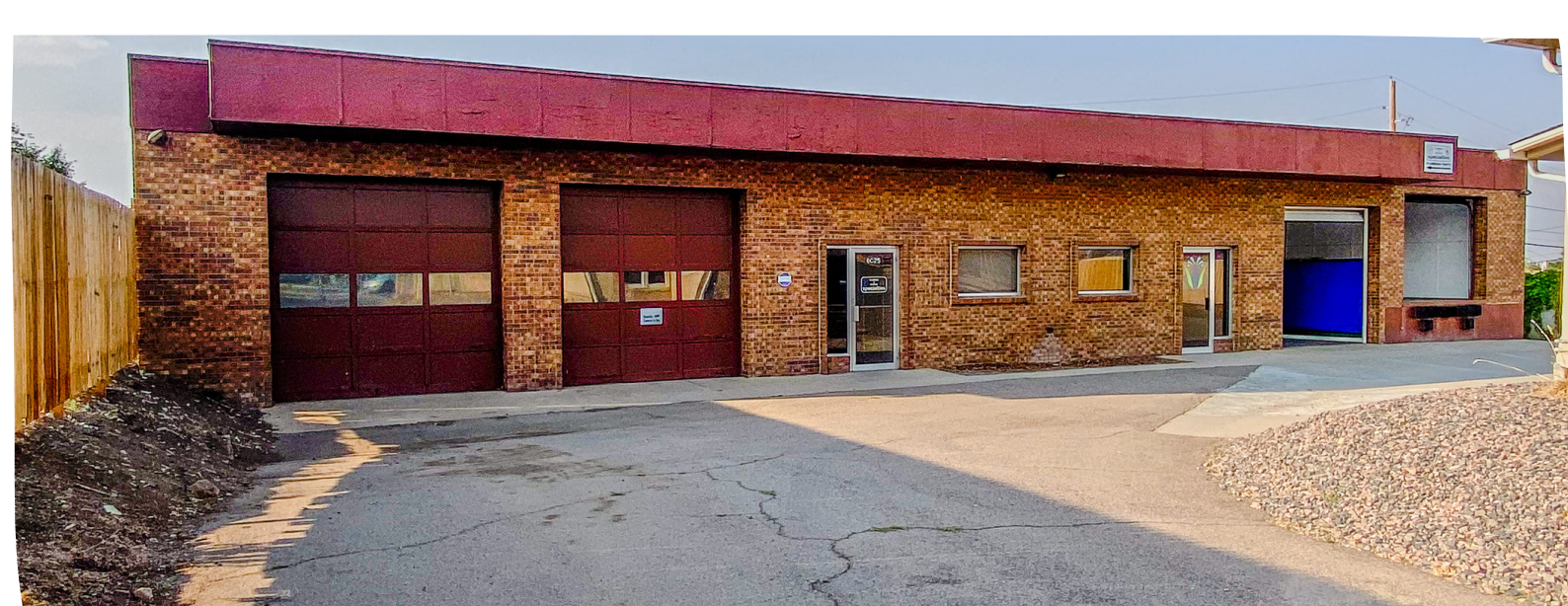
Denver



**Permitted Land Uses including but not limited to:**

Single-Family Dwelling Unit • Duplex • Attached Dwelling Unit • Multifamily • Group Home (1-8 client residents) • Group Residential Facility • Bar • Club, Lodge, or Service Organization • Day Care Facility, Adult or Child • Entertainment Facility, Indoor • Fitness or Athletic Facility, Private • Gallery or Studio • Office • Personal Service • Restaurant • Retail • Community Building • Park • Religious Institution • School, Public or Private • Transportation Facility, Public • Utility Facility, Minor • Home Business, Major • Horticulture • Wireless Communications Facility, Stealth • New Freestanding Structure  $\leq$  60 ft. in Height

Great for Car Enthusiasts looking for secure storage - Contact Broker for more Details!

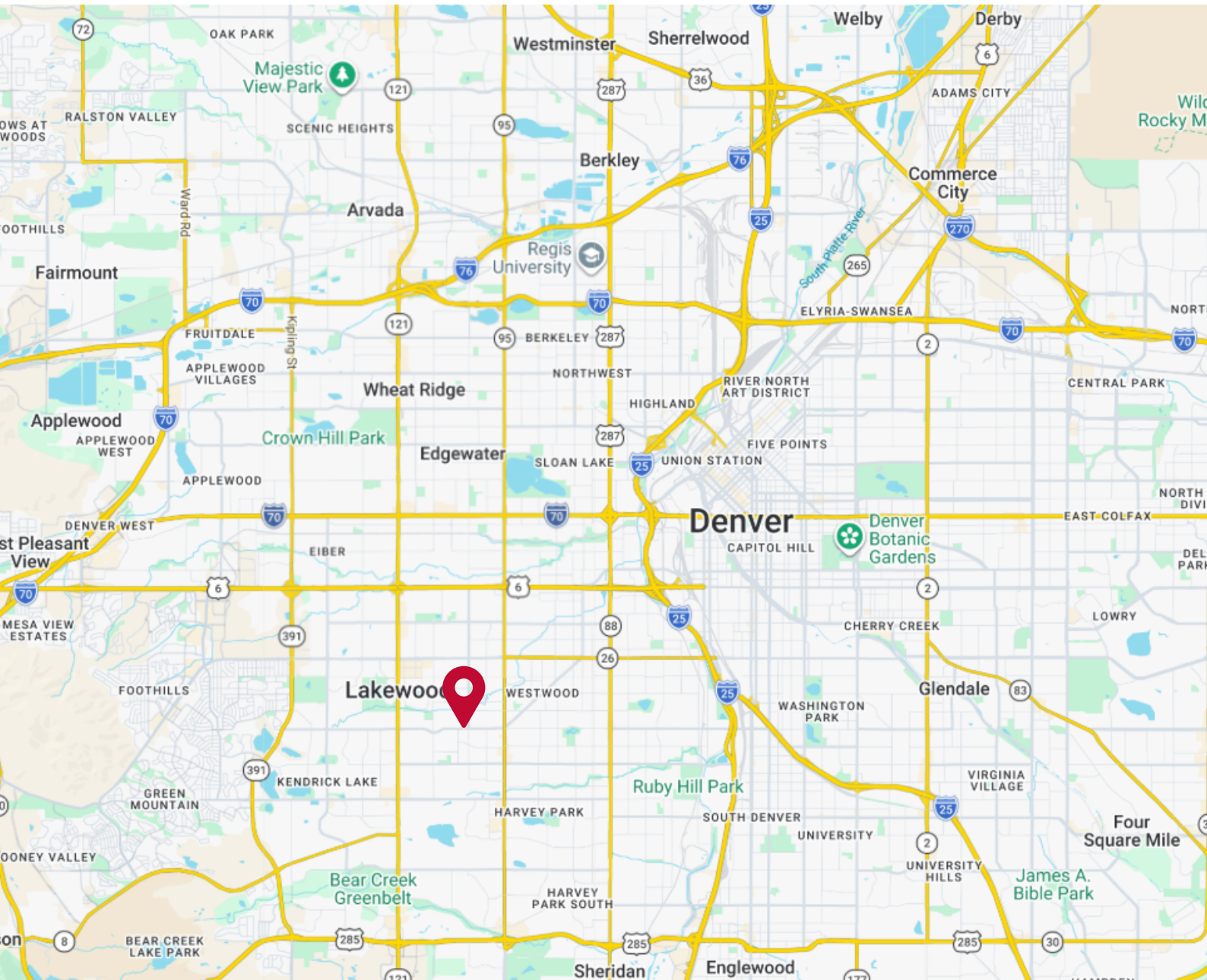


# Pics



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.

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