

1480

AMMONS STREET

LAKEWOOD, CO 80214

\$598,500 ~~**\$625,000**~~

SALE PRICE



GANNON ROTH

SENIOR BROKER ASSOCIATE

720.881.6334

groth@uniqueprop.com

 **UNIQUE**
PROPERTIES



400 S. Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

Address:	1480 Ammons Street Lakewood, CO 80214
Sale Price:	\$598,500
Taxes:	\$9,475 (2024 Payable 2025)
Property Type:	Retail/Office/Flex
Building Size:	4,900 SF (2,450 SF Usable Basement)
Lot Size:	4,060 SF (.09 Acres)
Zoning:	M-G-T (Mixed Use-General-Transit)
Year Built:	1956 - Remodeled 2019
Parking:	Dedicated Lot and Nearby Street Parking



- Beautifully Remodeled Building with **New Roof and HVAC System**
- 2,450 SF on Ground Floor with 2,450 SF Usable Basement Storage
- Excellent Fit for Another Tattoo Studio and Health, Beauty, & Fitness Uses
- Directly Off Colfax, just 5 blocks West of Wadsworth with Easy Access to W. 6th Ave., I-25, and I-70 as Well as Nearby Public Transportation
- Hard-to-Find Price Point - Perfect for a User-Owner Looking to Stop Paying Rent to Own Their Real Estate
- Flexible M-G-T Zoning - More information at: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:20114e73-47f5-4cee-aea1-7a03e1a7b0f2>
- **Adjacent 3,500 SF Property Potentially Avail. for a Combined Total of 8,400 sf (5,950 sf Ground Floor) with Connected Parking Lot - Call Broker for Details!!**



ADDITIONAL PHOTOS



SITE AERIAL

