



**9250 W. 5TH AVENUE**  
Lakewood, Colorado 80226



**PROPERTY FEATURES**

- Lakewood, Colorado Office Building 10 Minutes to Downtown Denver
- Great location at West 6th Avenue and Garrison Street
- Walk to restaurants and nearby retail
- Convenient to public transportation
- Full kitchen and 2 kitchenettes
- Additional storage building attached
- 30 parking spaces
- New roof in 2018
- Currently a single-tenant building with 3 floors

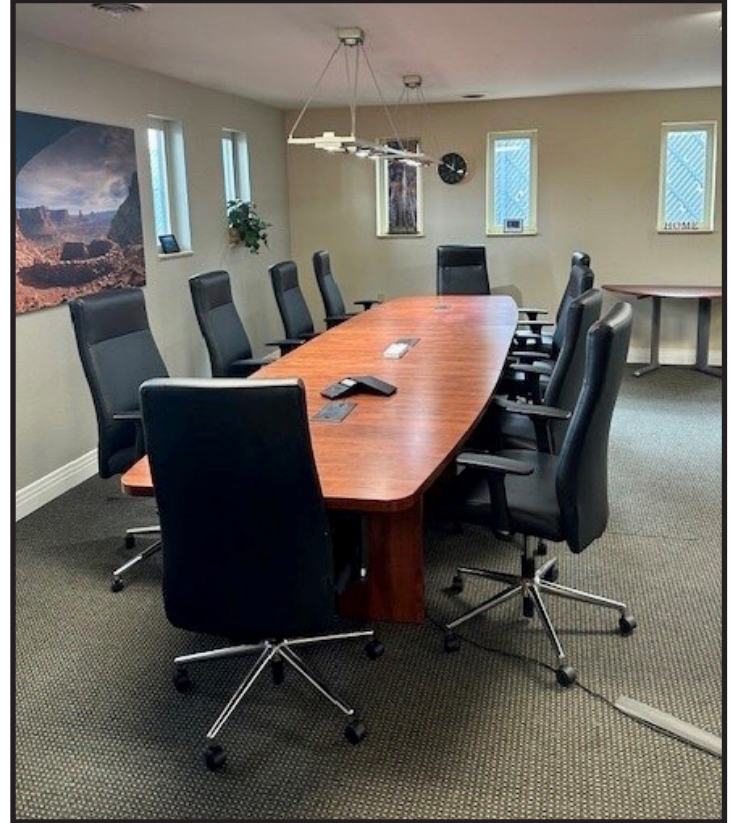
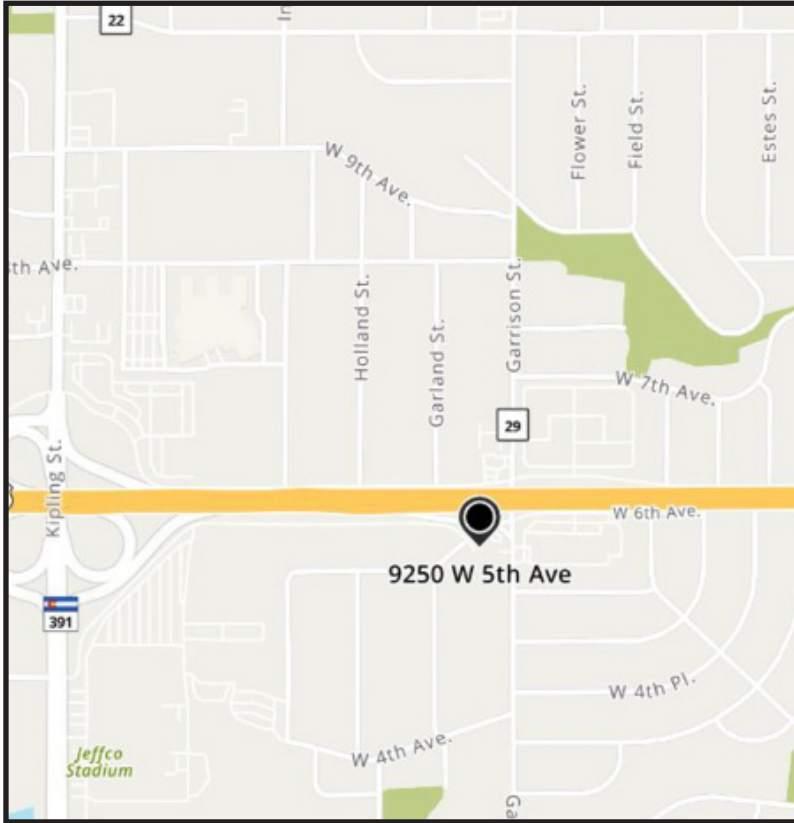
**BUILDING SPECIFICATIONS**

<b>Sale Price:</b>	<b>\$895,000</b>
<b>Available:</b>	<b>60 Days</b>
<b>Building Size: (Jefferson County)</b>	<b>6,898 SF</b>
<b>Land Size:</b>	<b>.36 Acres</b>
<b>Zoning:</b>	<b>M-G-S Lakewood</b>
<b>Sale Type:</b>	<b>Owner/User</b>
<b>Year Built:</b>	<b>1971</b>
<b>Stories:</b>	<b>3</b>

**FOR MORE INFORMATION CONTACT:**

**JAMIE MACBETH**  
jmacbeth@gcgcre.com | 720.476.5229

**WILLIAM NETWAL**  
wnetwal@gcgcre.com | 720.476.5228



**FOR MORE INFORMATION CONTACT:**

**JAMIE MACBETH**

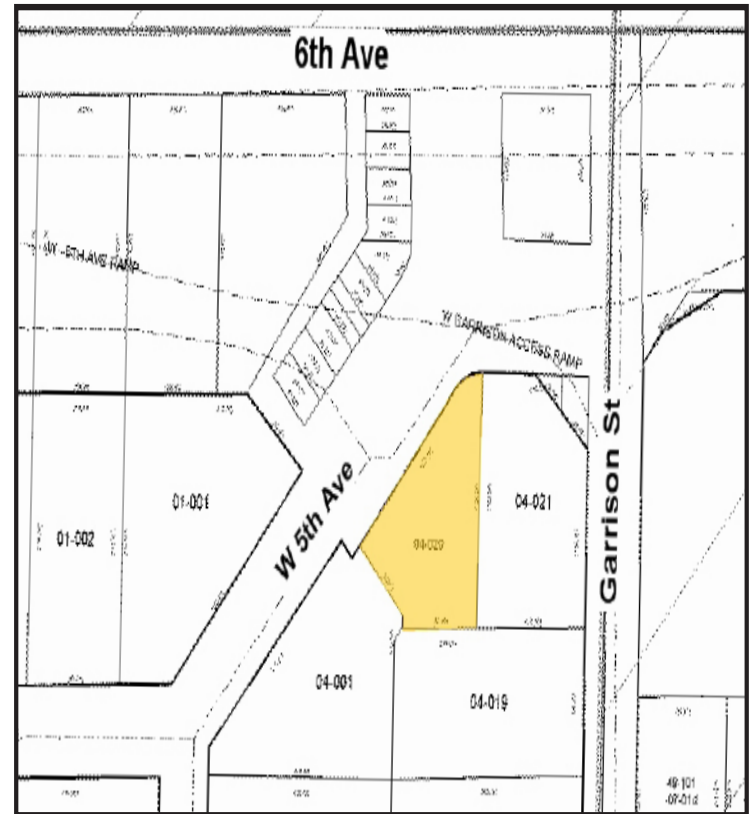
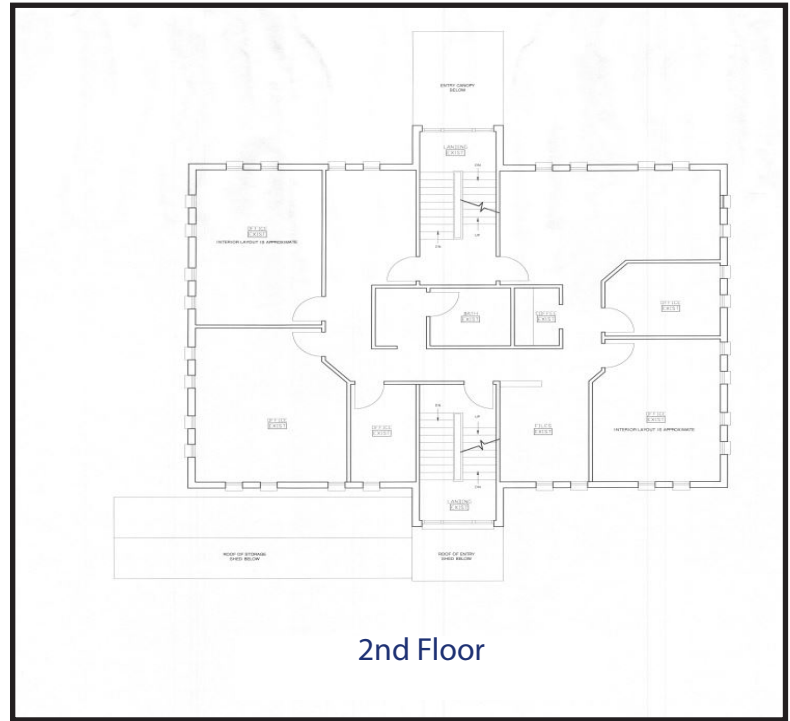
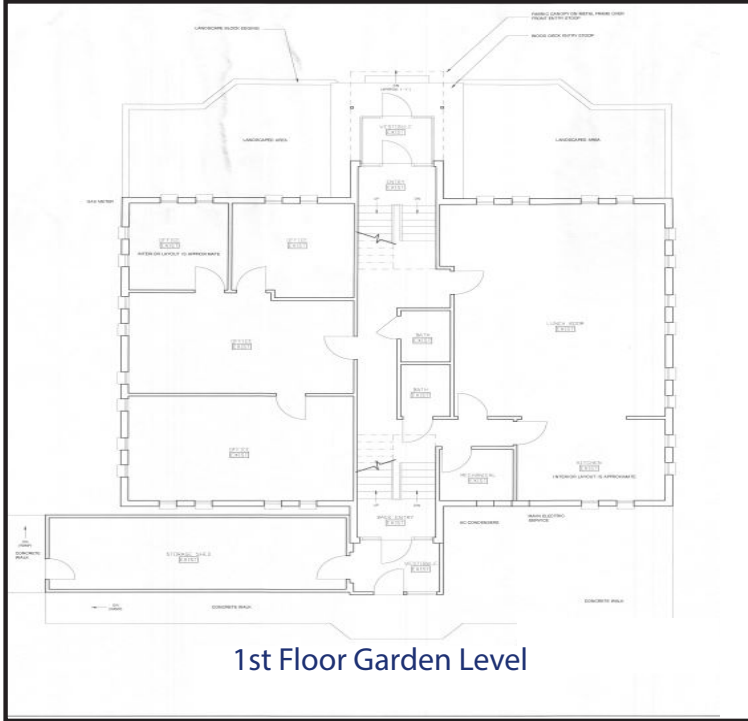
[jmacbeth@gcgcre.com](mailto:jmacbeth@gcgcre.com) | 720.476.5229

**WILLIAM NETWAL**

[wnetwal@gcgcre.com](mailto:wnetwal@gcgcre.com) | 720.476.5228

GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | [WWW.GCGCRE.COM](http://WWW.GCGCRE.COM)





**FOR MORE INFORMATION CONTACT:**

**JAMIE MACBETH**

[jmacbeth@gcgcre.com](mailto:jmacbeth@gcgcre.com) | 720.476.5229

**WILLIAM NETWAL**

[wnetwal@gcgcre.com](mailto:wnetwal@gcgcre.com) | 720.476.5228

GENESEE COMMERCIAL GROUP, LLC | 710 KIPLING STREET, SUITE 403 | LAKEWOOD, COLORADO 80215 | [WWW.GCGCRE.COM](http://WWW.GCGCRE.COM)