

West Colfax/Simms Assemblage LIST PRICE: \$675,000

PROPERTY OVERVIEW

Building Size:	2,864 SF
Building Type:	Mixed-Use
Lot/Land Assemblage:	12,308 SF
Year Built:	1949

PROPERTY FEATURES

- Perfect for Value-Add Investor or Owner-User
- Mix of Commercial and Multifamily
- Achievable Price Point
- On the Corner of Simms and Colfax
- Primed for Redevelopment. Both Neighboring Properties are Also Available

For more information, please contact:

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PINNACLE REAL ESTATE ADVISORS

LAKEWOOD M-G-U ZONING

M-G-U Mixed Use - General - Urban The M-G-U district is intended to provide for mixed-use and community commercial development generally along arterial streets and in transit areas. The Urban context reflects a more pedestrian-oriented environment that requires buildings to be located within a short distance of adjacent public streets. MGU Height Requirements allows buildings to get up to 90 feet. (source: www.Lakewood.org)





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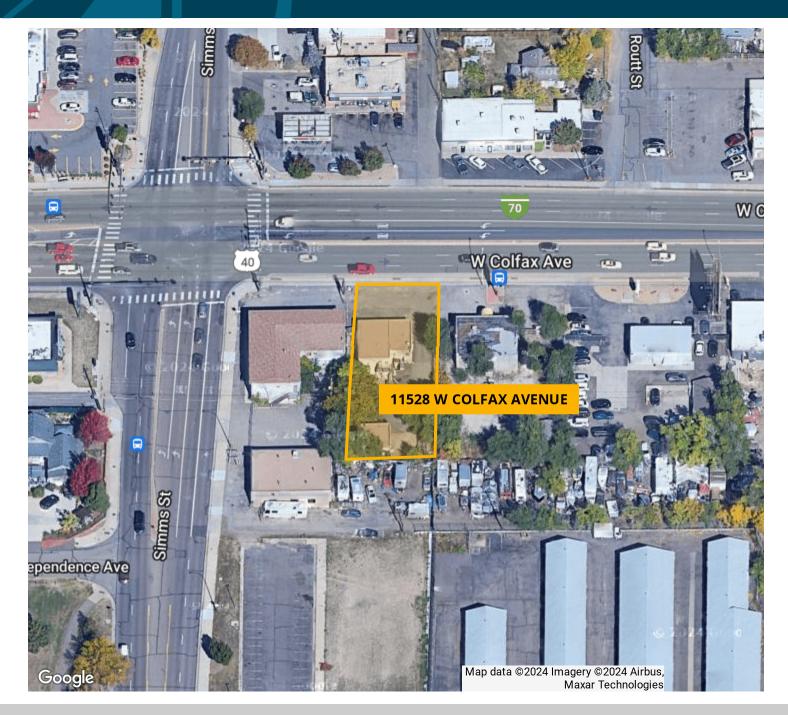
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AREA DEMOGRAPHICS:

				\$	
Population		Households		Average HH Income	
1 Mile	11,749	1 Mile	5,330	1 Mile	\$106,818
3 Mile	86,689	3 Mile	38,069	3 Mile	\$117,381
5 Mile	262,929	5 Mile	113,760	5 Mile	\$117,386

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