CIGOODMAN BROKERAGE | MANAGEMENT

FOR SALE 9901 W. COLFAX AVENUE LAKEWOOD, CO 80215



\$1,700,000 2,890 SF LIGHT AUTOMOTIVE SHOWROOM & SHOP

- Showroom on top floor (at grade with Colfax)
- Shop on bottom floor in pristine condition
- Currently used as a high-grade window tint/vinyl wrap shop - ample lighting in shop area and excellent finishes in showroom
- Ample parking private fenced lot with approximately 23 spaces

Total Building Size:	2,890 SF
Year Built:	1940 / 1970
Zoning:	M-G-S
Est. CAM Expenses:	\$1.50/SF
Property Taxes:	\$2.84/SF
Loading:	2 - 8'x8' Drive-Ins
Total Site Size:	19,000 SF
Signage:	Lighted Facade, Colfax Frontage



MARK GOODMAN, SIOR

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VSIOR

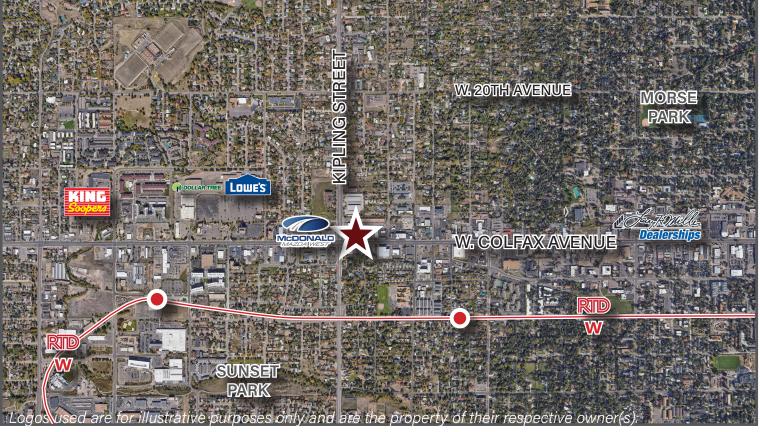
789 Sherman Street, Suite 660, Denver, CO 80203 | www.GoodmanCommRE.com | 720-440-6270



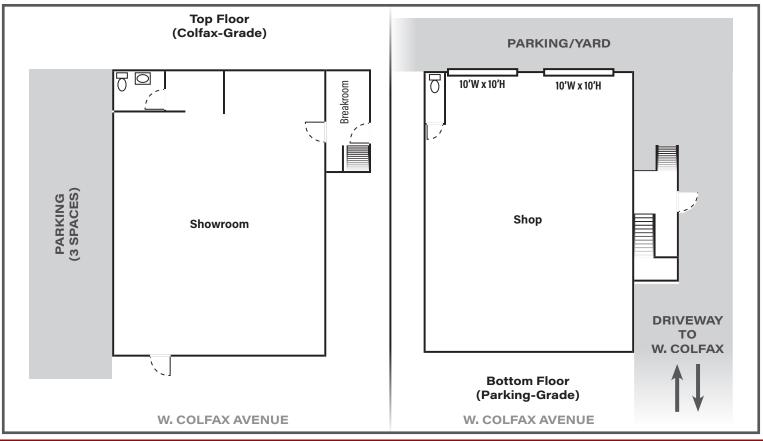




AREA MAP



FLOOR PLAN



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