



**\$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



**LAKEWOOD**  
**M-G-S ZONING**



**MARK GOODMAN, SIOR**

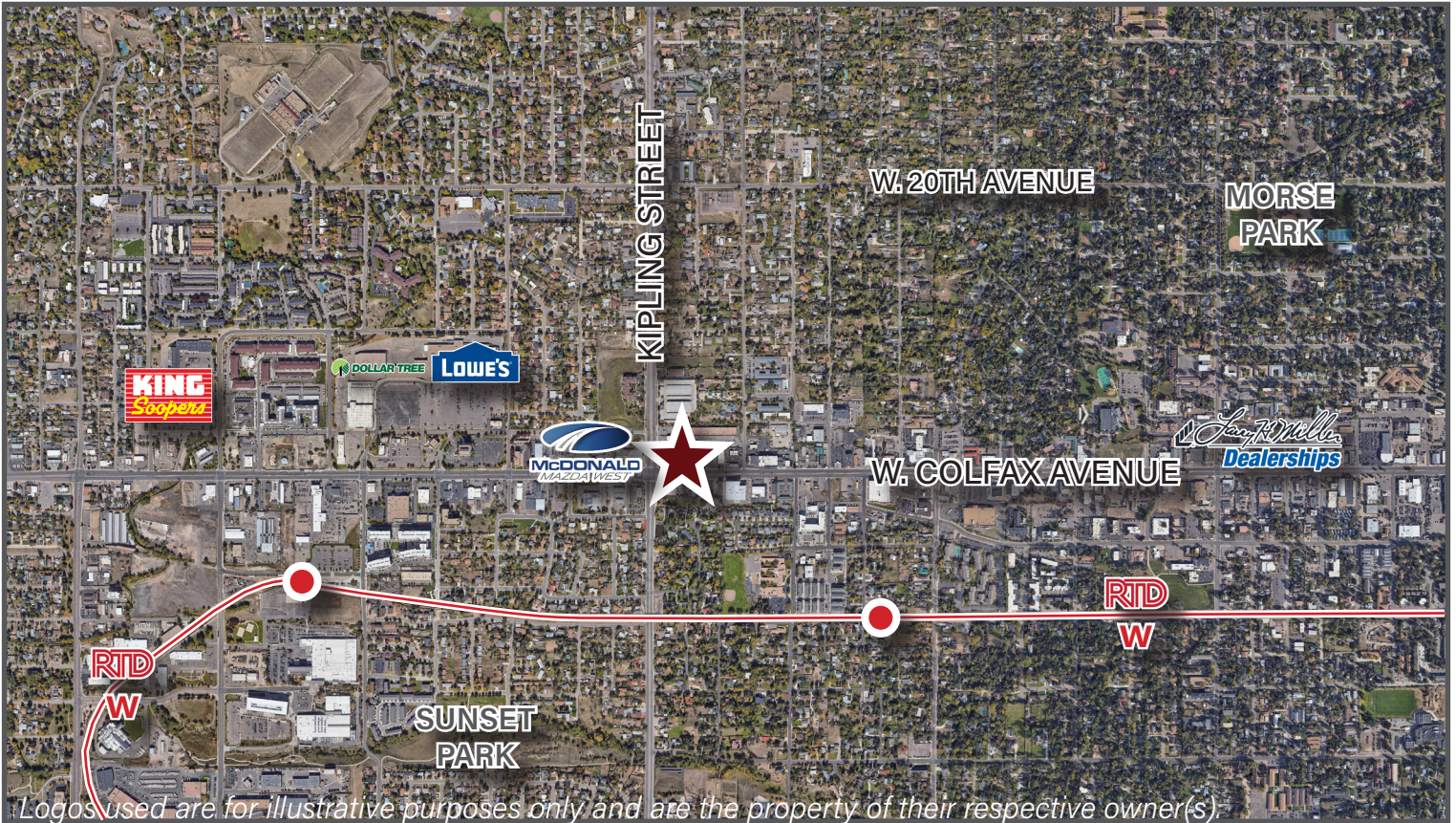
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## FLOOR PLAN

