

1480

AMMONS STREET

LAKEWOOD, CO 80214

SALE PRICE

**\$625,000**



**GANNON ROTH**

SENIOR BROKER ASSOCIATE

720.881.6334

groth@uniqueprop.com

 **UNIQUE**  
PROPERTIES

TCN

400 S. Broadway | Denver, CO 80209

www.uniqueprop.com | 303.321.5888



# PROPERTY HIGHLIGHTS

Address	1480 Ammons Street Lakewood, CO 80214
Sale Price:	\$625,000
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
Year Last Renovated	2019
Parking Spaces	5 Lot Spaces



- Beautifully Remodeled Building with **New Roof and HVAC System**
- 2,450 SF on Ground Floor with 2,450 SF Usable Basement Storage
- Currently a High-End Tattoo Studio - Would be an Excellent Fit for Another Tattoo Studio and Many Health, Beauty, and 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
- Great Lakewood Location with Countless Amenities in the Immediate Area
- 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>
- **Opportunity to Purchase Existing Tattoo Business Furniture, Fixtures, and Equipment - Inquire with Broker for Details!**



## ADDITIONAL PHOTOS





# SITE AERIAL

