



**West Colfax Opportunity w/ Secured Yard
Perfect for Owner-User**

LIST PRICE: \$995,000

PROPERTY OVERVIEW

Building Type:	Automotive Shop
Building Size:	2,210 SF
Lot Size:	30,928 SF
Year Built:	1970
Zoning:	MGU
Construction Type:	Block/Stucco
Property Taxes (2023):	\$17,462

PROPERTY/AREA DETAILS

On West Colfax, midway between Kipling and Wadsworth, this Automotive shop features reception area, 4 offices, 2 restrooms and 2 drive-in service bays. Generous site also has the advantage of a 30,000+ SF secluded and secured yard area.

For more information, please contact:

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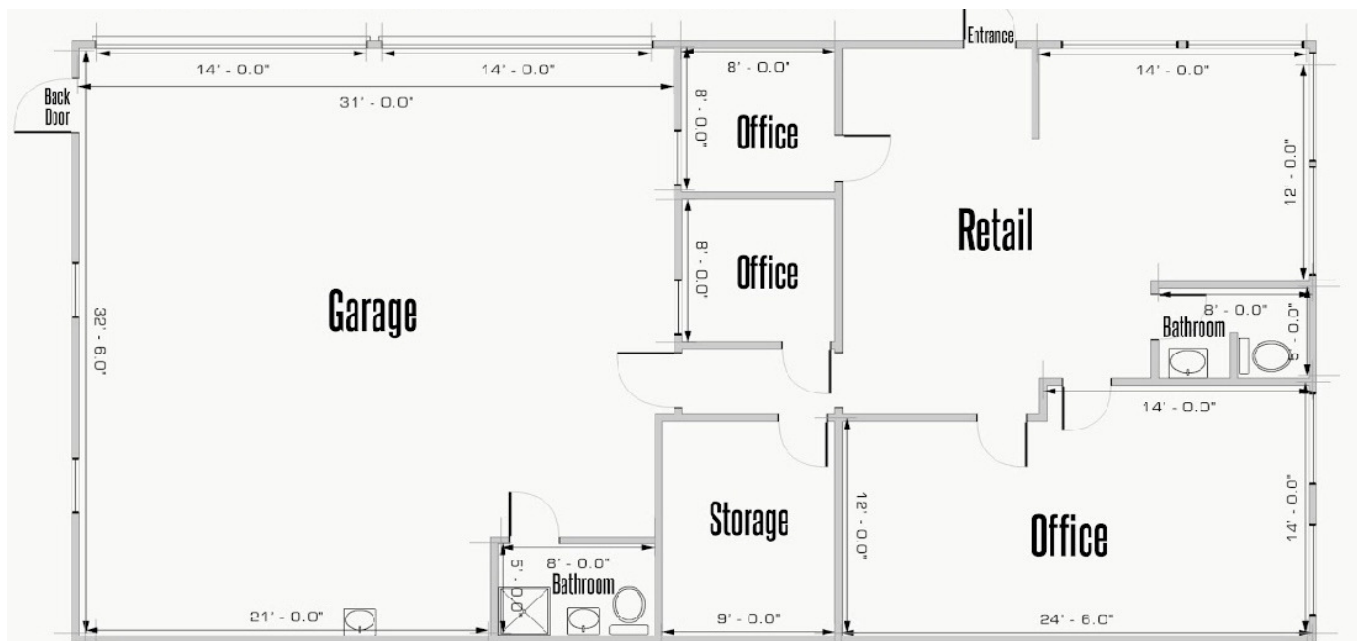
One Broadway Suite A300 Denver, CO 80203

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PROPERTY FEATURES

- Lot features frontage directly on W Colfax, concealing ample storage area in rear of site
- Property will be delivered vacant
- Two Drive in Service Bays
- Potential for Future Redevelopment
- One Block from Safeway, Natural Grocers, Ziggi's Coffee, Starbucks and Lakewood Rec Center
- Two Blocks from RTD Garrison Station, Wendy's and Chicago Market



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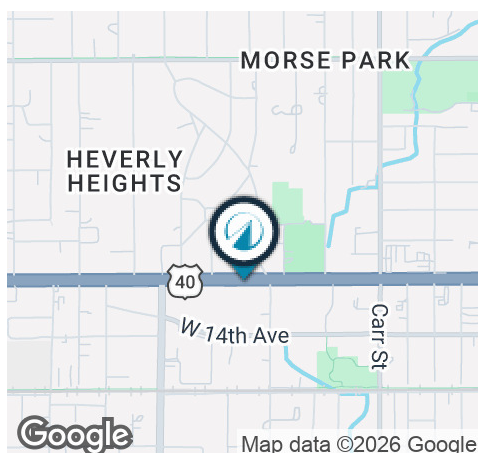
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AREA DEMOGRAPHICS:



Population

1 Mile	13,116
3 Mile	117,430
5 Mile	342,513



Households

1 Mile	5,737
3 Mile	52,006
5 Mile	149,436



Average HH Income

1 Mile	\$89,102
3 Mile	\$103,879
5 Mile	\$114,273

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