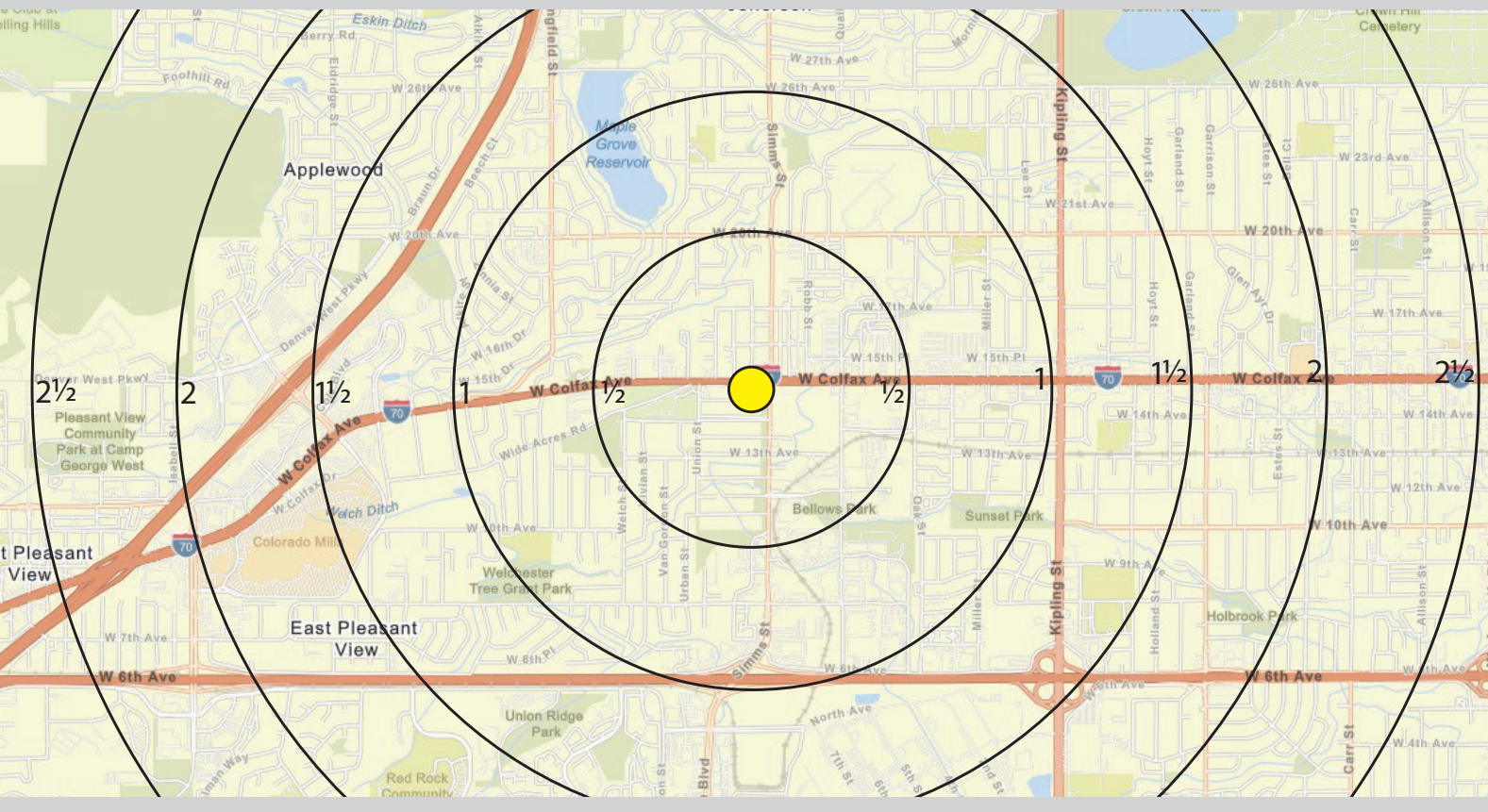


# Lakewood Multi-Unit Building For Sale or Lease

11712, 11716, 11718, 11720 & 11730 W. Colfax Ave.



**BROKERAGE  
DISCLOSURE**

Looking east down Colfax Ave.



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### 11712 W. Colfax Ave.

<b>Bldg. Size:</b>	1,482± SF (per Assessor)
<b>YOC:</b>	1951
<b>Taxes:</b>	\$12,669 (2023 due in 2024)
<b>Sale/Lease:</b>	Sale: \$430,000 / Lease: \$19.50 SF

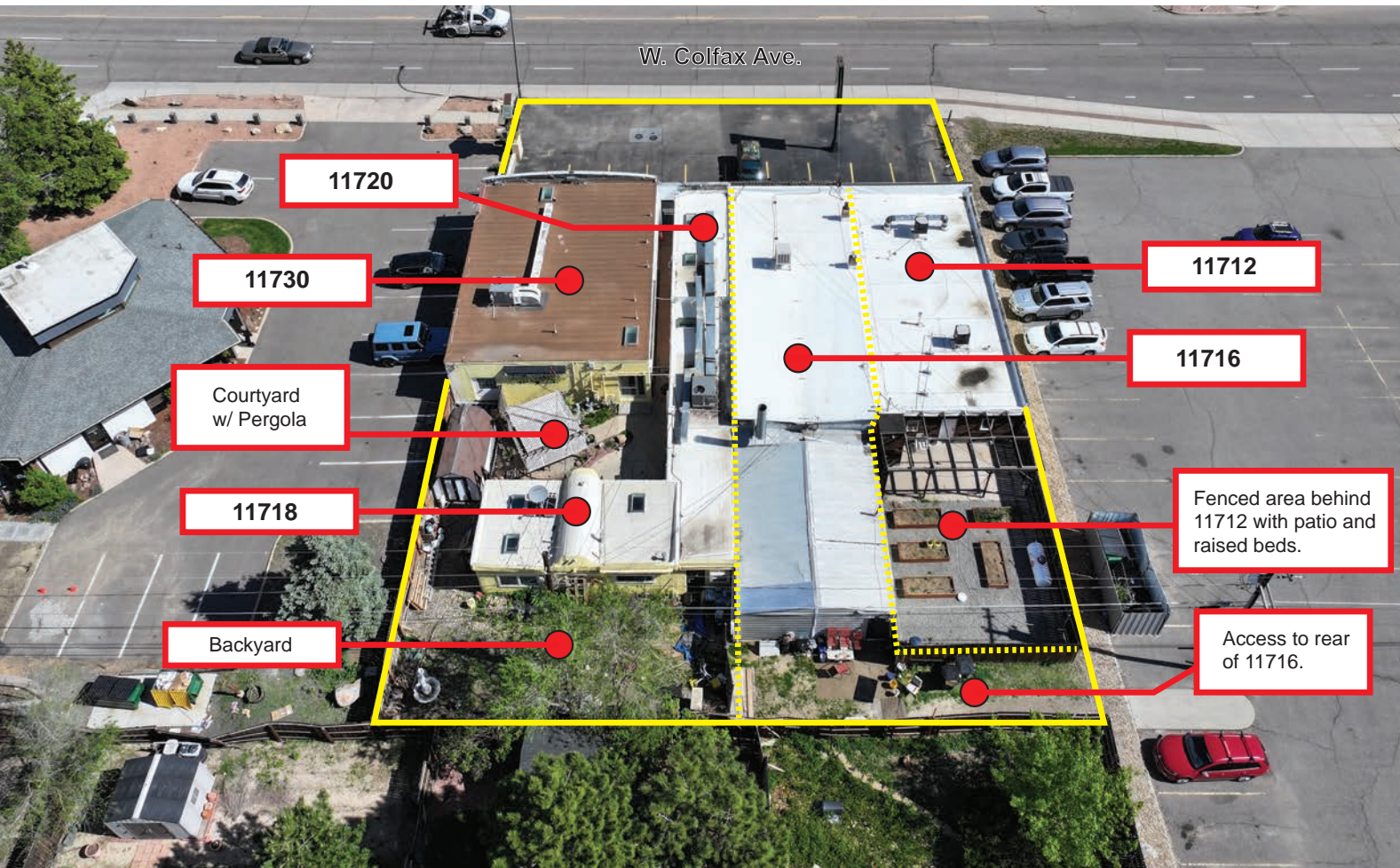
### 11716 W. Colfax Ave.

<b>Bldg. Size:</b>	1,584± SF (per Assessor) (+572 SF w/ shed)
<b>YOC:</b>	1951
<b>Taxes:</b>	\$12,049 (2023 due in 2024)
<b>Sale/Lease:</b>	Sale: \$460,000

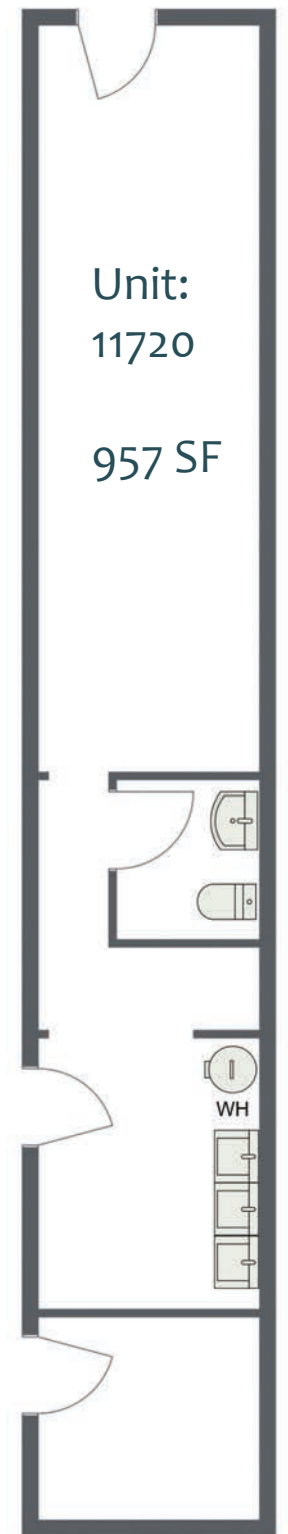
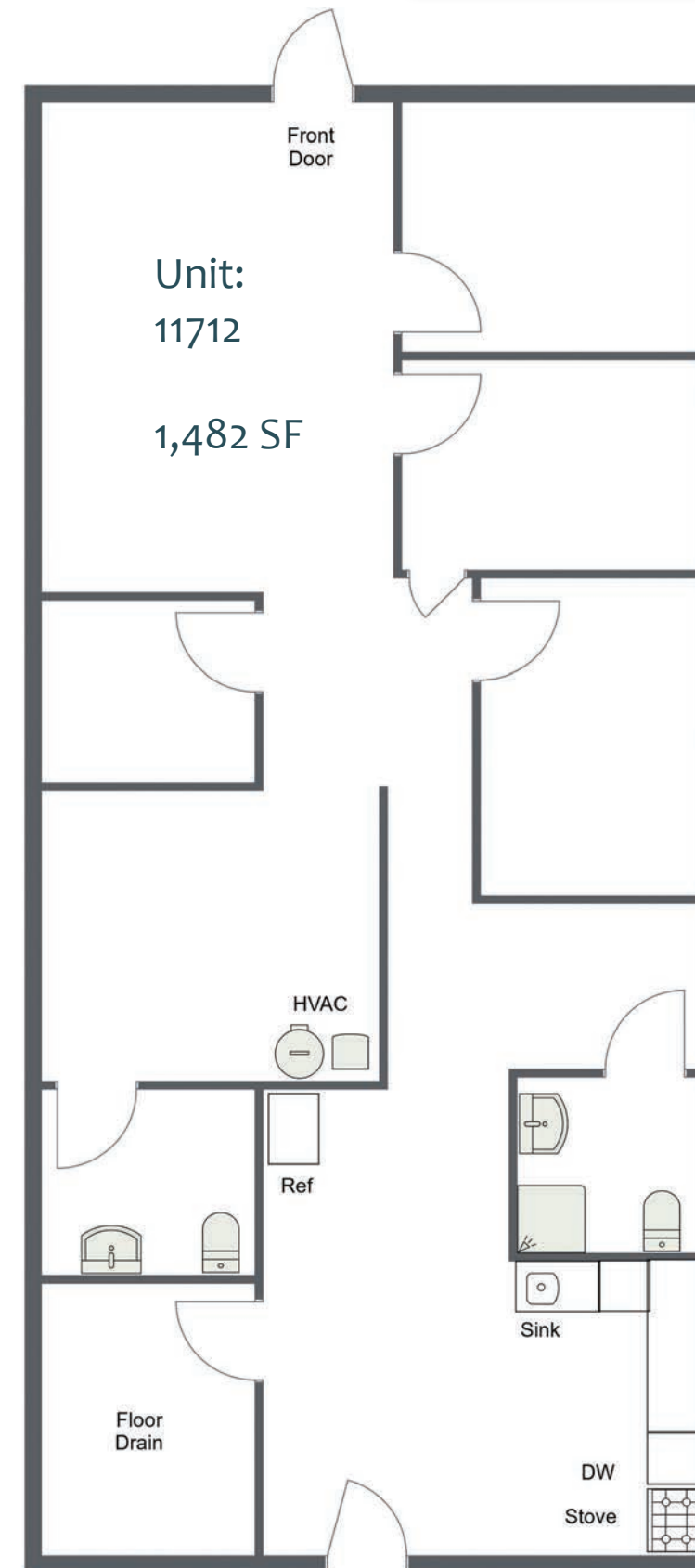
### 11718, 11720 & 11730 W. Colfax Ave.

<b>11718 Bldg:</b>	420± SF (Apartment) YOC: 1960 For Sale: \$905,000 for 3 parcels
<b>11720 Bldg:</b>	957± SF (per Assessor) YOC: 1946 For Lease: \$19.50/SF Gross For Sale: \$905,000 for 3 parcels
<b>11730 Bldg:</b>	1,746± SF (per Assessor) YOC: 1946 For Sale: \$905,000 for 3 parcels
<b>Taxes:</b>	\$10,082 (2023 due in 2024)

The entirety consists of 6,189 SF of buildings and 12,915 SF of land. The broker shows approx. 572 add'l SF from a shed not shown on the Assessor records. The entire portfolio is offered at \$1,675,000.



*Units Currently Available For Lease*



Floorplans provided as a visual reference and may not be totally accurate.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	11,931	82,539	255,671
Households	5,471	36,904	109,034
Median HH Income	\$72,312	\$77,554	\$78,731
Median Age	41.10	41.10	39.80
Traffic	24,581 vpd - W. Colfax Ave. @ Swadley St.		