

**605 Parfet st**  
Lakewood, CO

**FOR SALE**



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**+/- 92,000 VPD**

**Property Notes:**

Introducing a prime investment opportunity in Lakewood, CO. This impressive property boasts a 21,052 SF building, comprising of 3 units, and offers a solid investment potential. Built in 1974, the property presents an opportunity for office users, developers, and/or investors. With a strategic location in the thriving Lakewood area, this property provides a desirable mix of accessibility and convenience. Contact Brokers for available space for owner-user.

Asking Price:	\$3,250,000
Building Size:	21,052 SF
Lot Size:	2.18 Acres
Visibility:	92,000 cars/day
Parking Spaces:	78 spaces



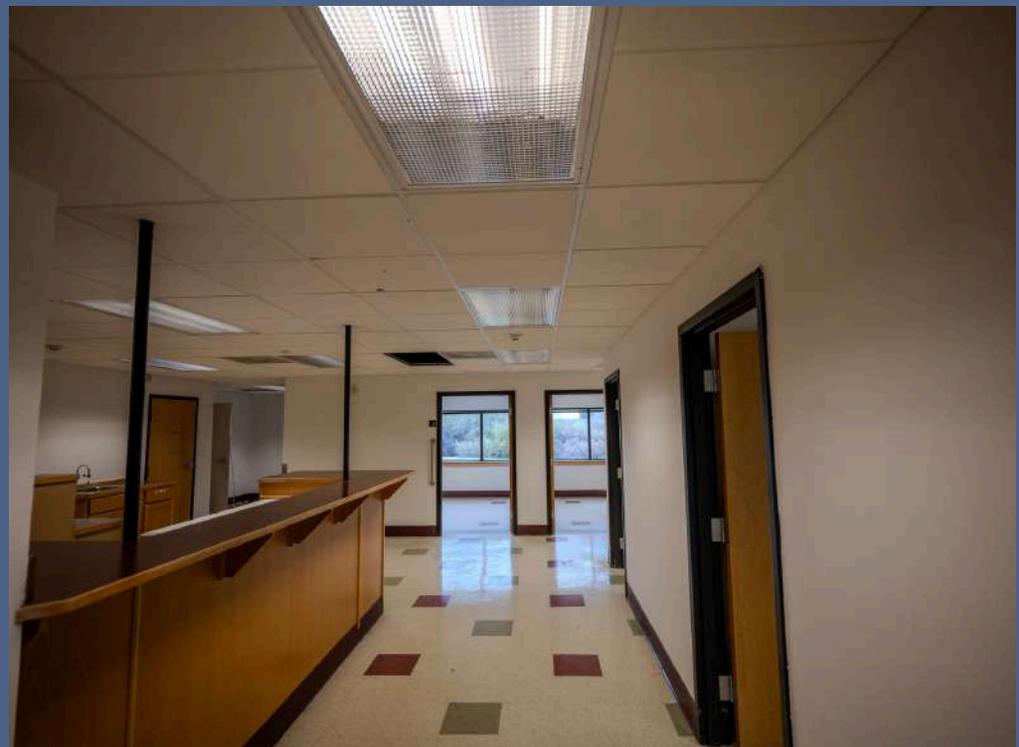
## Location Description

605 Parfet Street is centrally located in Lakewood, offering a prime West Metro Denver office location with strong visibility and accessibility. The property provides convenient access to 6th Avenue and Interstate 70, allowing for efficient connectivity to Downtown Denver, Golden, and the broader metro area. The surrounding area features a balanced mix of professional offices, neighborhood services, and residential communities, supporting both daily operations and client convenience. With nearby amenities, public transportation options, and a well-established West Denver setting, this location offers a practical and highly accessible environment for a wide range of office users.

## Property Highlights

- Owner Financing Opportunity
- Fantastic signage right off of US-6 (+/- 92,000 cars/day visibility)
- Stable rental income for owner user
- Versatile space for various office uses, including medical.
- Ample parking space with around 78 spaces available

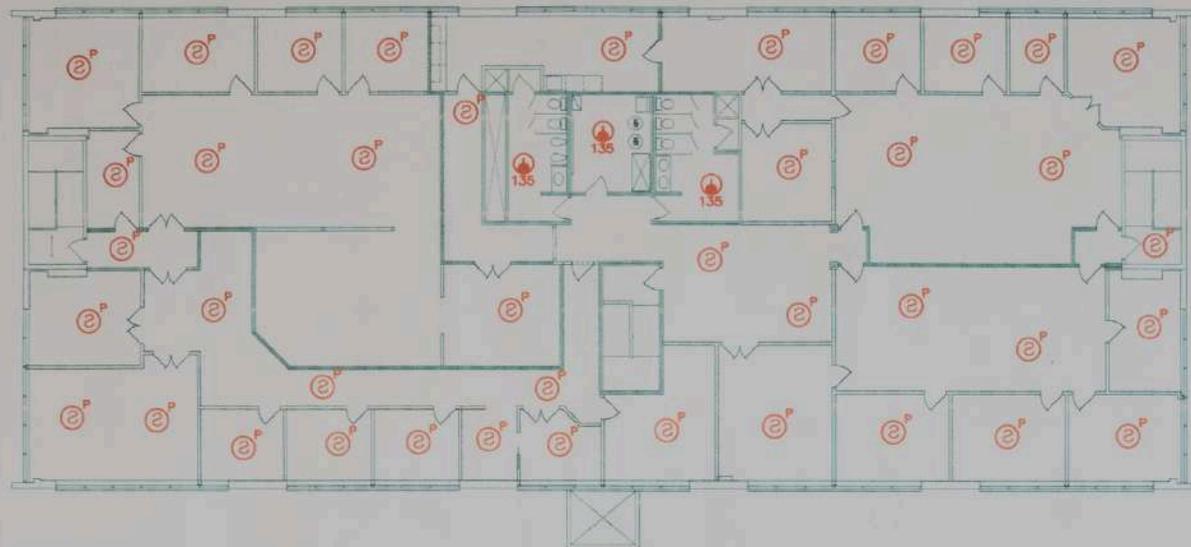




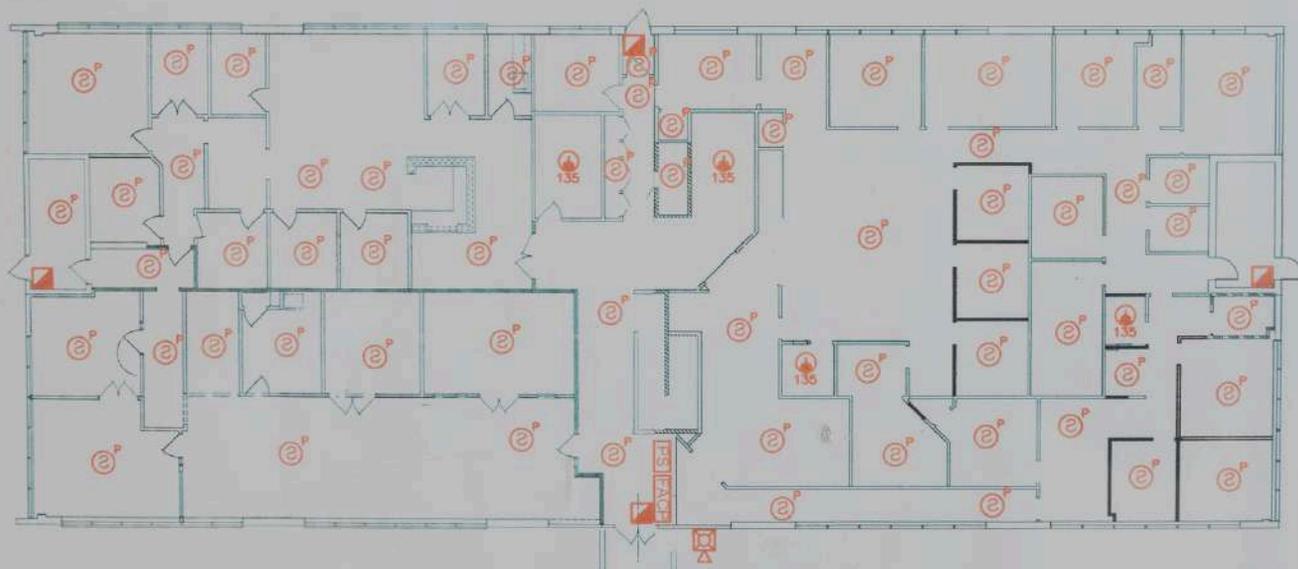
# Ingress/Egress



# Floor Plan



2ND FLOOR



1ST FLOOR



# Take the Next Step

Contact US



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