

**FOR SALE**  
**\$1,650,000**



**SELLER CARRY AVAILABLE!**  
**7007 W COLFAX AVE**  
**Lakewood, CO 80214**

### PROPERTY HIGHLIGHTS

- MGU Lakewood zoning
- Two buildings
- Four units in Industrial building
- Two curb cuts
- Redevelopment opportunity
- Potential covered land play



**BUILDING SF**  
**5,760 SF**



**LOT SIZE**  
**29,004 SF**



**PARKING**  
**34 SPACES**



**TAXES**  
**\$12,114**  
**USD**



**YEAR BUILT**  
**1985**



**ZONING**  
**MGU**

### PROPERTY DESCRIPTION

Just northeast of Wadsworth and Colfax, this unique property has the ability to host up to 5 tenants, one tenant, the liquor store is currently leased, while the rest of the warehouse is currently one unit, for an owner user or investor. The warehouse is separately metered for four units. There is a large lot on the back end of the property that is furthest from Colfax, so many uses can have ample parking for customers.

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## ADDITIONAL PHOTOS



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 **MADISON  
COMMERCIAL  
PROPERTIES**



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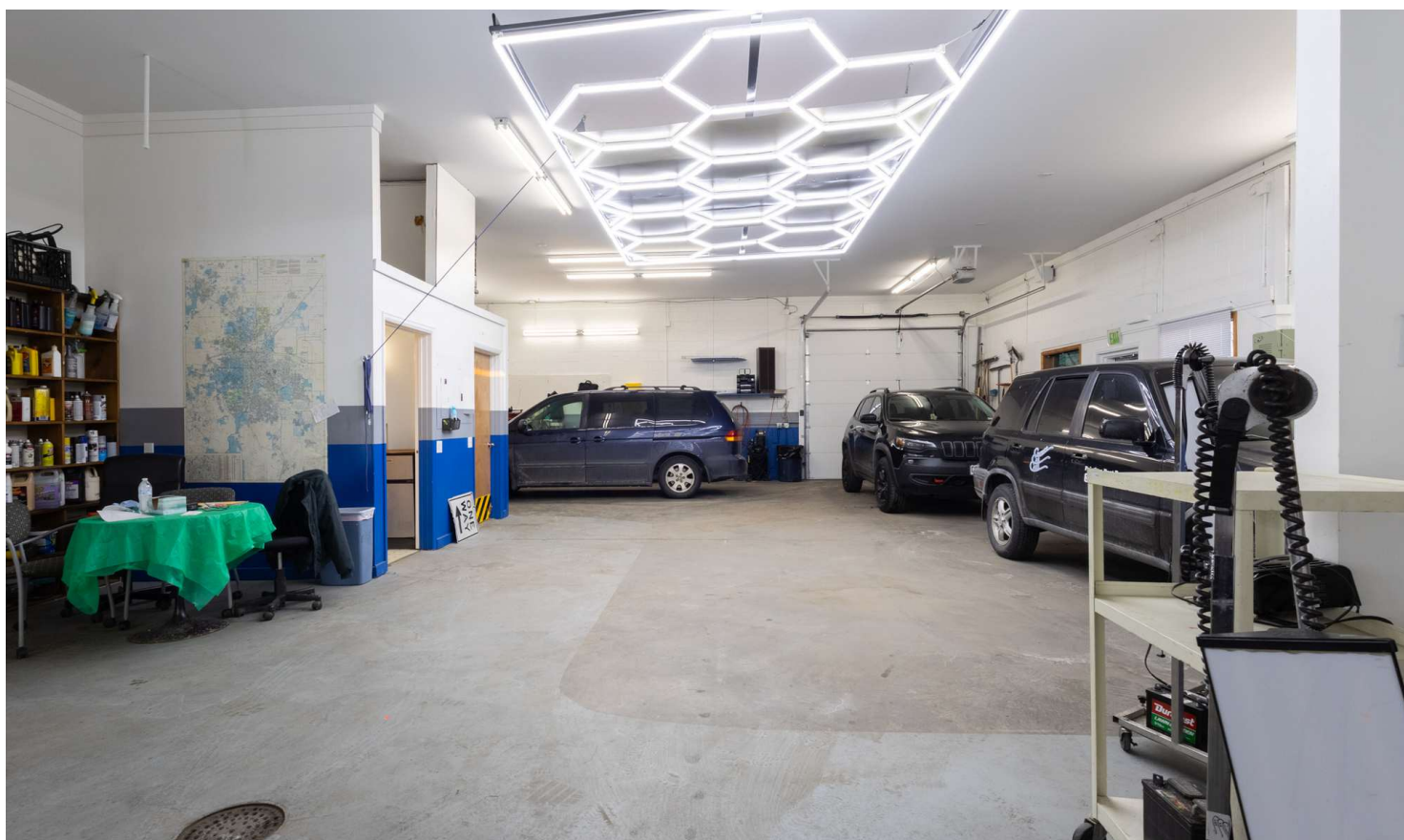
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# LOCATION MAP



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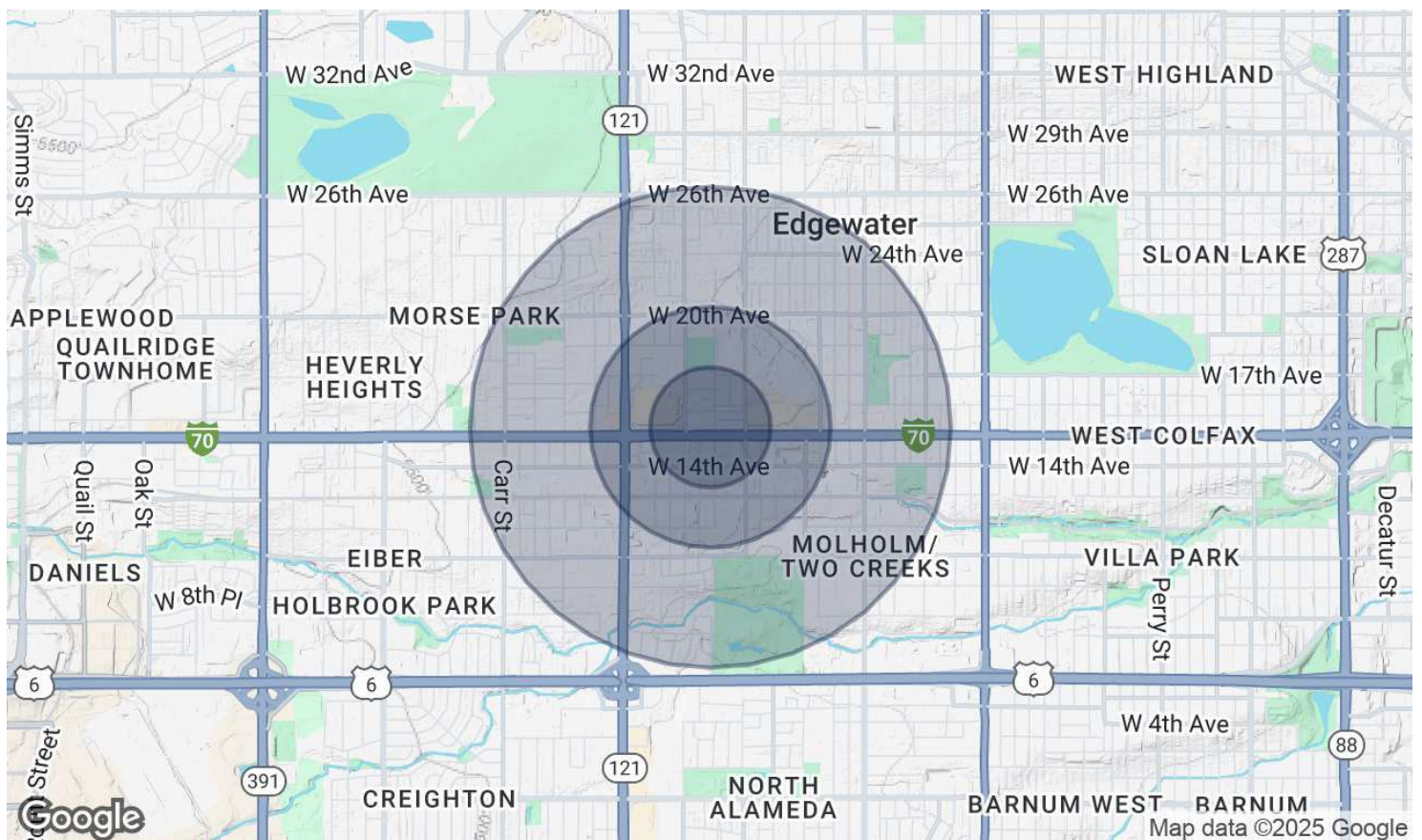
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# DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,432	5,484	17,642
Average Age	34.5	35.0	37.2
Average Age (Male)	34.5	34.8	36.6
Average Age (Female)	36.3	36.5	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	657	2,567	8,213
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$57,903	\$58,112	\$61,024
Average House Value	\$330,555	\$315,287	\$344,568

2020 American Community Survey (ACS)

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