

# 455 SOUTH PIERCE STREET

Lakewood, Colorado 80226

**FOR SALE**  
**\$2,750,000**



## FULLY RENOVATED SINGLE-USER BUILDING

### FEATURES

**Building SF**  
+10,731 SF

**Site SF**  
+68,389 SF

**YOC**  
1968/2010/2017

**Parking**  
44 Surface Parking Spaces

**Zoning**  
M-E-U

**Sale Price**  
\$2,750,000

**RICK EGITTO**  
303 908 0706  
[rick@coloradocre.com](mailto:rick@coloradocre.com)

**CRE** INVESTMENT  
BROKERAGE  
ADVISORY  
**SOLUTIONS**

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## STRENGTHS

Fully renovated single-user building

Open layout lends itself to a variety of potential users

Proximity to Belmar and its multitude of retail amenities

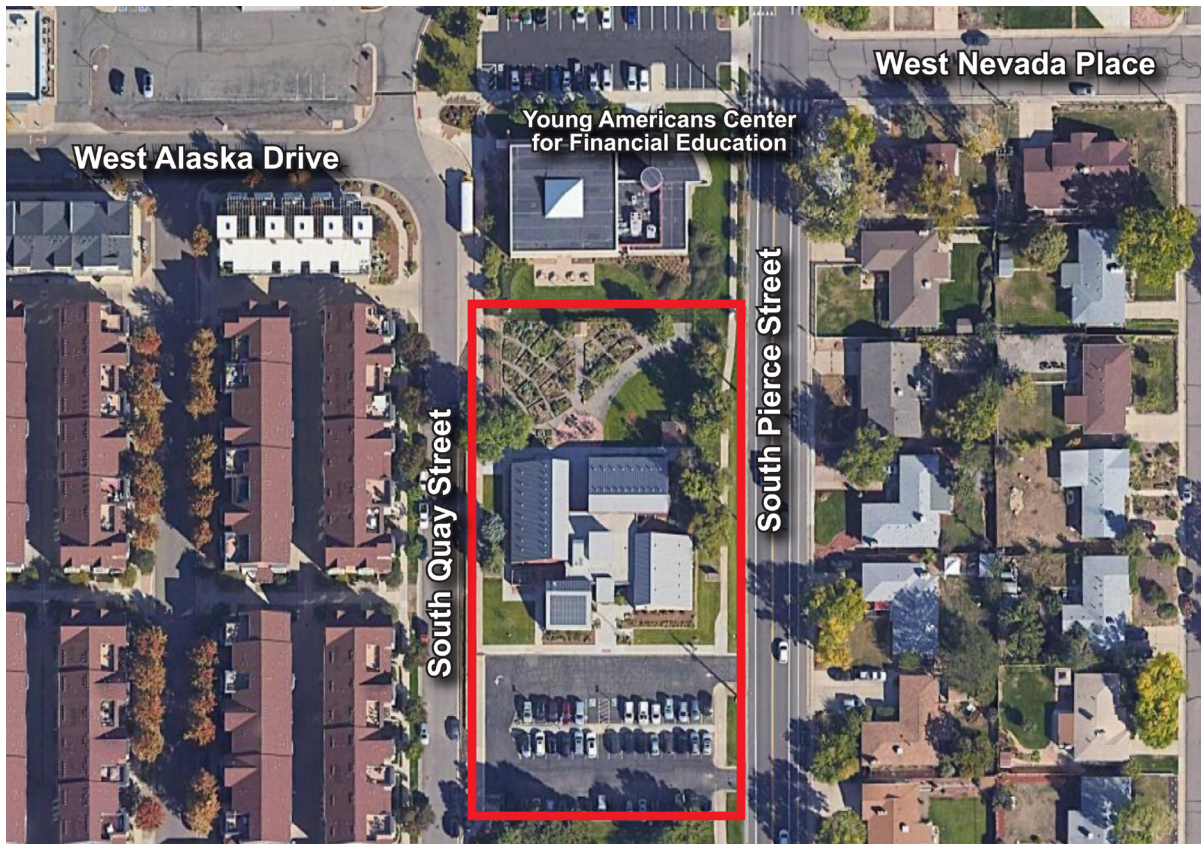


## POTENTIAL USERS

- Office
- Education
- Religious
- Day Care
- Medical
- Non-Profit

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