

# Residential Land

1330-1366 Depew Street Lakewood, CO  
80214



FOR SALE

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# For Sale

1330-1366 Depew Street Lakewood, CO 80214



## Property Description

Positioned in the sought-after Lakewood area, this property presents an enticing opportunity for a multifamily developer. Comprising two parcels with a combined size of 0.44 acres, the property is zoned R-MF and is in close proximity to the light rail. Currently, both homes on the property are rented out, providing immediate income potential. With its strategic location and favorable zoning, this property is poised to attract multifamily developers looking to capitalize on the growing demand for residential units in the thriving Lakewood area. This offering presents an excellent chance to create a multifamily development with strong rental potential in a prime location.

## Property Highlights

- Multifamily zoning
- Transit oriented
- In-place income

## Offering Summary

Sale Price:	\$900,000
Lot Size:	0.44 Acres
Covered Land Income	\$30,000 (approx)

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	2,516	10,201	35,276
Total Population	5,562	22,347	79,182
Average HH Income	\$90,047	\$106,667	\$114,851

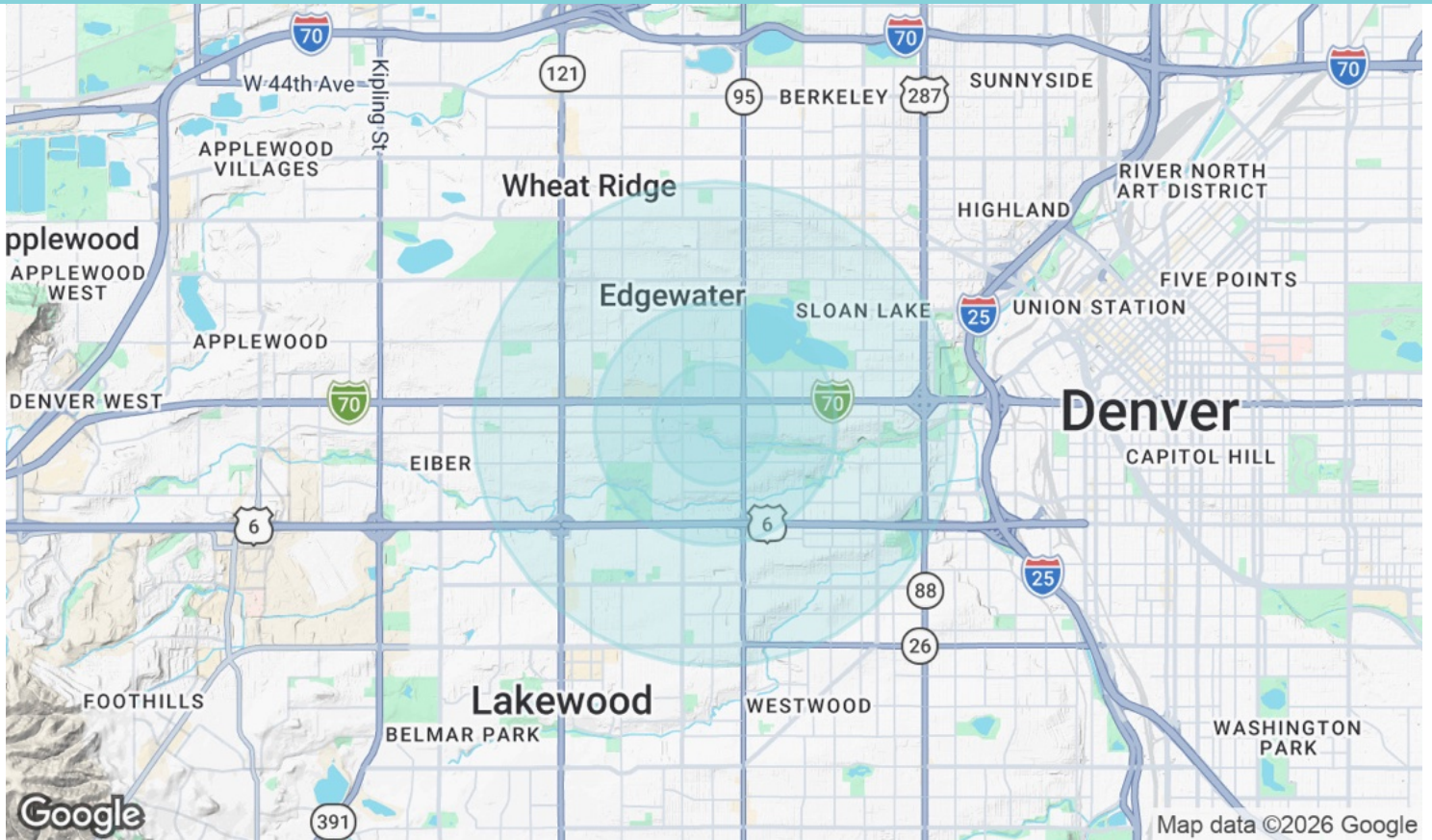
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## Population

	0.5 Miles	1 Mile	2 Miles
Total Population	5,562	22,347	79,182
Average Age	35.2	34.1	36.7
Average Age (Male)	36.5	35.8	37.1
Average Age (Female)	35.2	33.6	37.1

## Households & Income

	0.5 Miles	1 Mile	2 Miles
Total Households	2,516	10,201	35,276
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$90,047	\$106,667	\$114,851
Average House Value	\$523,198	\$558,189	\$600,505

2023 American Community Survey (ACS)

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# Of Lots 2 | Total Lot Size 0.44 Acres | Total Lot Price \$900,000 | Best Use Multifamily

Status	Lot #	Address	APN	Sub-Type	Size	Price	Zoning
Available		1330 Depew St	49-011-09-004	Multifamily	0.219 Acres	N/A	R-MF
Available		1366 Depew St	49-011-09-005	Multifamily	0.219 Acres	N/A	R-MF