

DEVELOPMENT LAND

8600 W. Colfax Ave, Lakewood, CO 80215

FOR SALE



PROPERTY DESCRIPTION

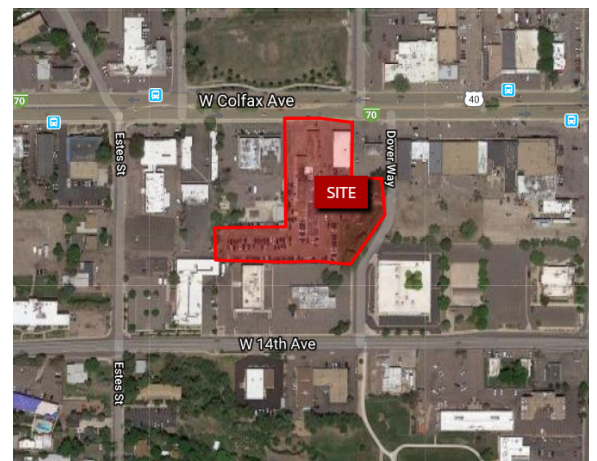
2.34 Acres available on West Colfax Ave

PROPERTY HIGHLIGHTS

- Development Land
- Zoning: M-N-U- (Mixed Use - Neighborhood - Urban)
- Permitted Uses include: Single-Family Dwelling, Unit Duplex, Attached Dwelling Unit, Multifamily, Group Home (1-8 client residents), Group Residential Facility, Bar Club, Lodge or Service Organization, Day Care Facility, Indoor Fitness or Athletic Facility, Retail
- Additional adjacent property to the West - 8646 W. Colfax Ave. for Sale - 1.27 Acres

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	2.34 Acres
Price / SF:	\$17.17



LOUIS LEE

303.454.5416

llee@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

DEVELOPMENT LAND

8600 W. Colfax Ave, Lakewood, CO 80215

FOR SALE



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	12,785	124,874	350,574
Average household income	66,493	71,247	78,392
Businesses	1,063	7,578	18,401
Employees	8,288	77,113	189,602

TRAFFIC COUNT	
I-70 Business W of Carr St	26,550/day
I-70 Business W of Dudley St	26,000/day
-	-

* Demographics and Traffic Counts provided by CoStar

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency

LOUIS LEE
303.454.5416
llee@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.