

# 1777 KIPLING ST

LAKEWOOD, CO 80215

~~\$1,050,000~~ \$899,000 | 4,924 SF  
SALE PRICE | BLDG SIZE

**PRICE REDUCED!**



**RETAIL/OFFICE PROPERTY  
WITH LARGE PARKING & OUTDOOR AREA**

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**PRICE: \$899,000**

BUILDING SF: 4,924 SF • LOT SIZE: 0.90 AC

**Address:**

1777 Kipling St  
Lakewood, CO 80215

**Year Built:**

1919

**County:**

Jefferson/City of Lakewood



**Building Size:**

4,924 SF

**Lot Size:**

0.90 Acres

**Property Type:**

Commercial -  
Office/Retail/Education/Care Facility



**Zoning:**

Mixed Use - Employment - Urban (M-E-U)

**Parking:**

Ample (30 Spaces)

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

# PROPERTY OVERVIEW



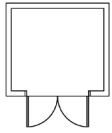
Located along Kipling Street with close proximity to West Colfax, 1777 Kipling presents a unique opportunity for owner-users, investors, or developers. This single-tenant, free-standing property features a large parking lot, expansive outdoor playground/yard area, full kitchen, a distinctive office/retail layout, warm farmhouse character, and generous storage space. The property offers flexibility for a wide range of potential future users, and the zoning allows for a multitude of commercial uses both now and in the future. With its charm, functionality, and prime location, this asset is well positioned to become a standout home for any commercial user seeking a one-of-a-kind space.

- ⦿ **Versatile Uses:** Ideal for child/day care, doggy day care, education, office, or wellness services
- ⦿ **Outdoor Space:** Large private yard/playground not commonly found in similar properties
- ⦿ **Strong Location:** Kipling frontage near West Colfax with great visibility and access
- ⦿ **Flexible Zoning:** Supports a wide range of commercial or redevelopment uses
- ⦿ **Unique Building:** Freestanding with farmhouse charm, storage, and private parking



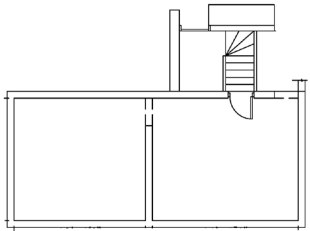
# FLOOR PLAN

**OUTDOOR SHED - 90 SF**  
(Not included in total Square Footage)



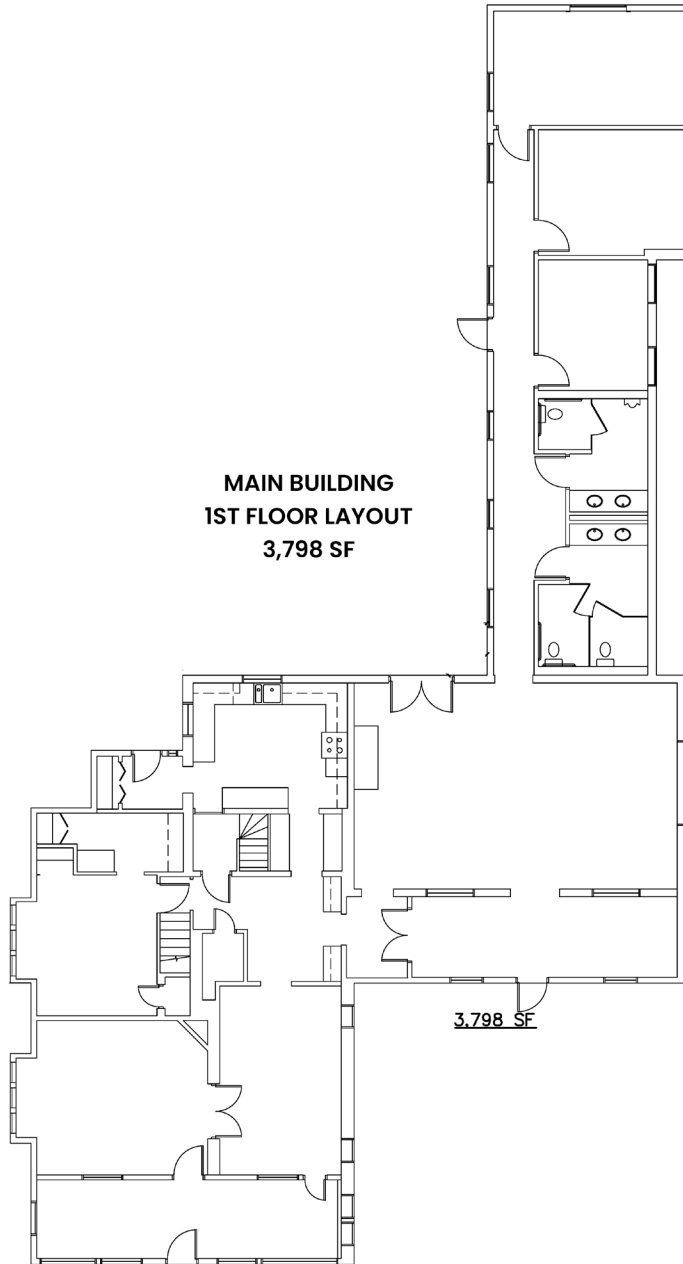
90 SF

**BASEMENT - 382 SF**  
(Extra storage space)



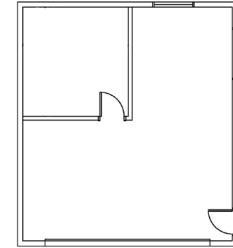
382 SF

**MAIN BUILDING  
1ST FLOOR LAYOUT  
3,798 SF**



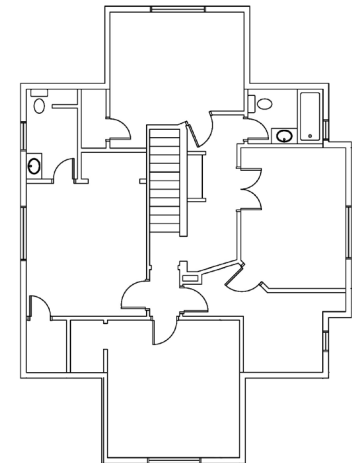
3,798 SF

**GARAGE SPACE - 505 SF**  
(Not included in total Square Footage)



505 SF

**MAIN BUILDING  
2ND FLOOR LAYOUT  
1,112 SF**



1,112 SF

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W 20TH AVE

CARR ST

**SUBJECT PROPERTY**  
1777 KIPLING ST

W COLFAX AVE

KIPLING ST

Light Rail

Light Rail

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