

**LAND FOR SALE
\$1,200,000**

13121 W ALAMEDA PKWY

Lakewood, CO 80228

PROPERTY HIGHLIGHTS

- 1.31 acres of developable commercial land
- Flexible M-G-S zoning allows commercial and multifamily development
- Located along the well-traveled West Alameda Parkway corridor
- Anchored by Safeway and surrounded by national and local retailers
- Close to Green Mountain and established residential communities
- Excellent visibility, accessibility, and long-term growth potential



LOT SIZE

1.31 ACRES



TAXES

\$11,543
USD



ZONING

M-G-S

PROPERTY DESCRIPTION

Rare 1.31-acre commercial parcel along the highly visible West Alameda corridor, near Green Mountain and anchored by Safeway. Zoned M-G-S (Mixed-Use - General - Suburban) under the City of Lakewood's flexible zoning code, allowing a broad range of commercial and multifamily uses. This site offers exceptional potential for retail, office, restaurant, or residential development and represents one of the last remaining vacant parcels in this thriving Lakewood submarket.



**MADISON
COMMERCIAL
PROPERTIES**

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ADDITIONAL PHOTOS



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RETAILER MAP



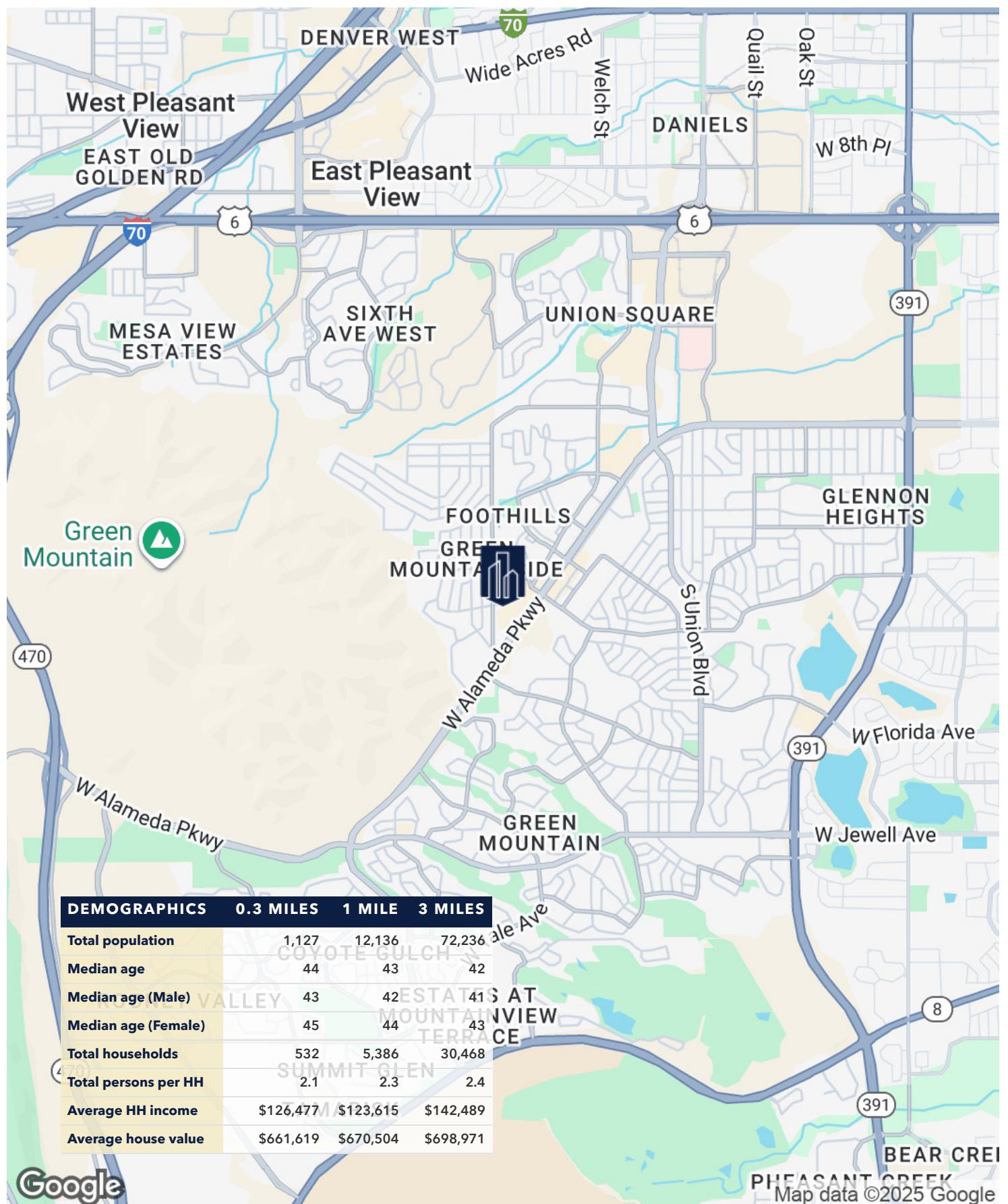
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LOCATION MAP



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MEET THE TEAM



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