



FOR SALE

5,720 SF Auto/Warehouse On Corner Lot

5700 W Alameda | Lakewood, CO 80226

PRICE REDUCED!



Multiple Loading Access Points, Great Presence And Ample Parking/Storage

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OFFERING SUMMARY

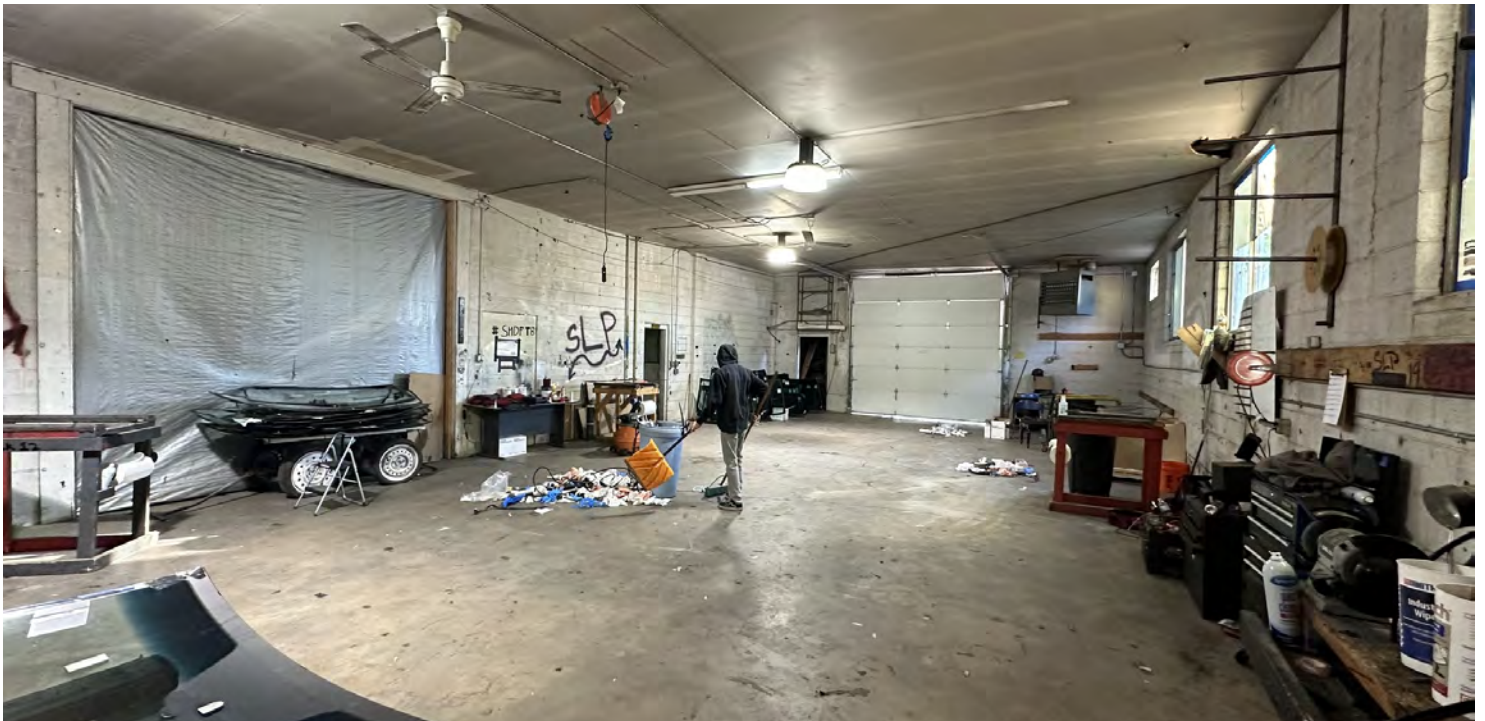
	\$1,500,000
Sale Price:	\$1,650,000
Building Size:	5,720 SF
Lot Size:	15,855 SF
Loading:	Three 10'12' Drive In Multiple Access Points
Clear Height:	12'
Year Built:	1974
Zoning:	M-G-U
Taxes:	\$45,342
City/County:	Lakewood/Jefferson

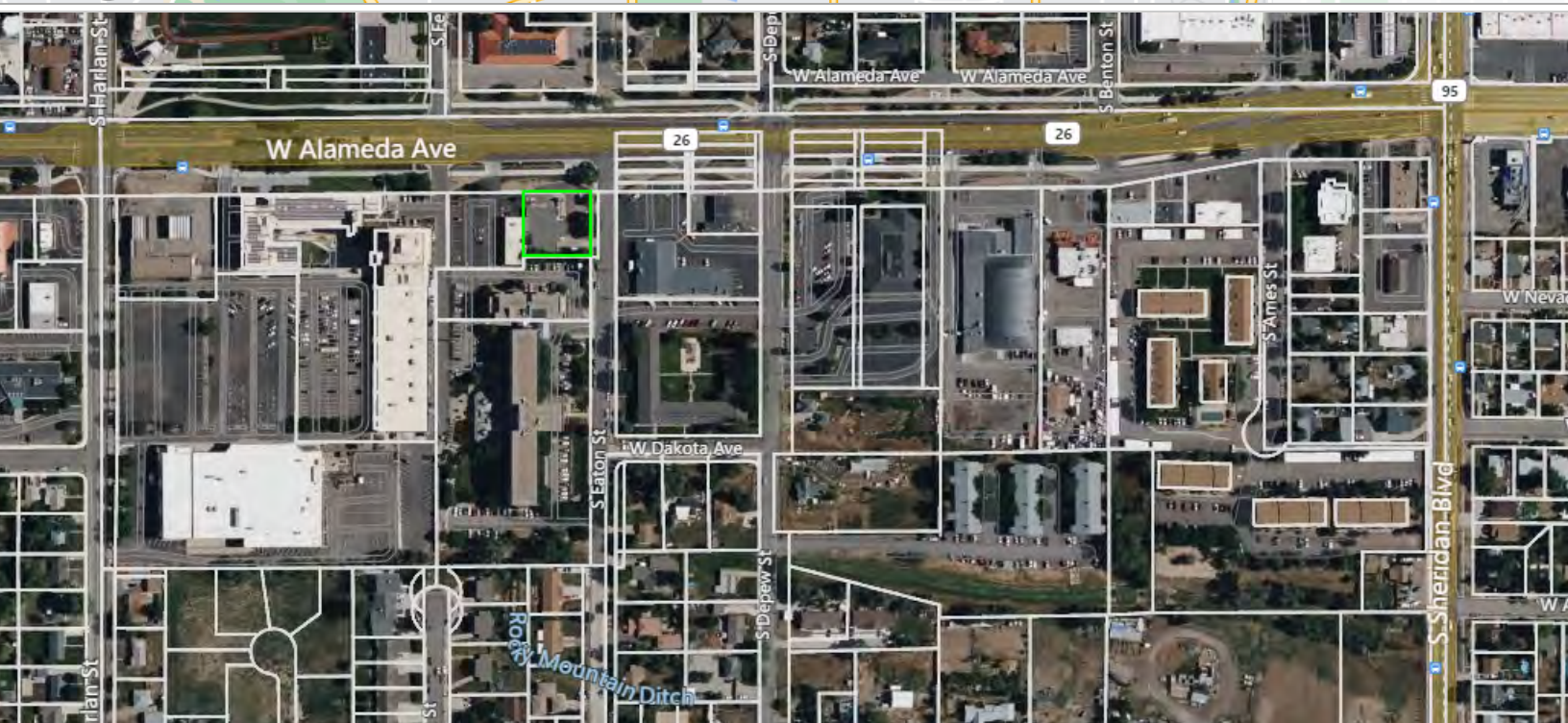
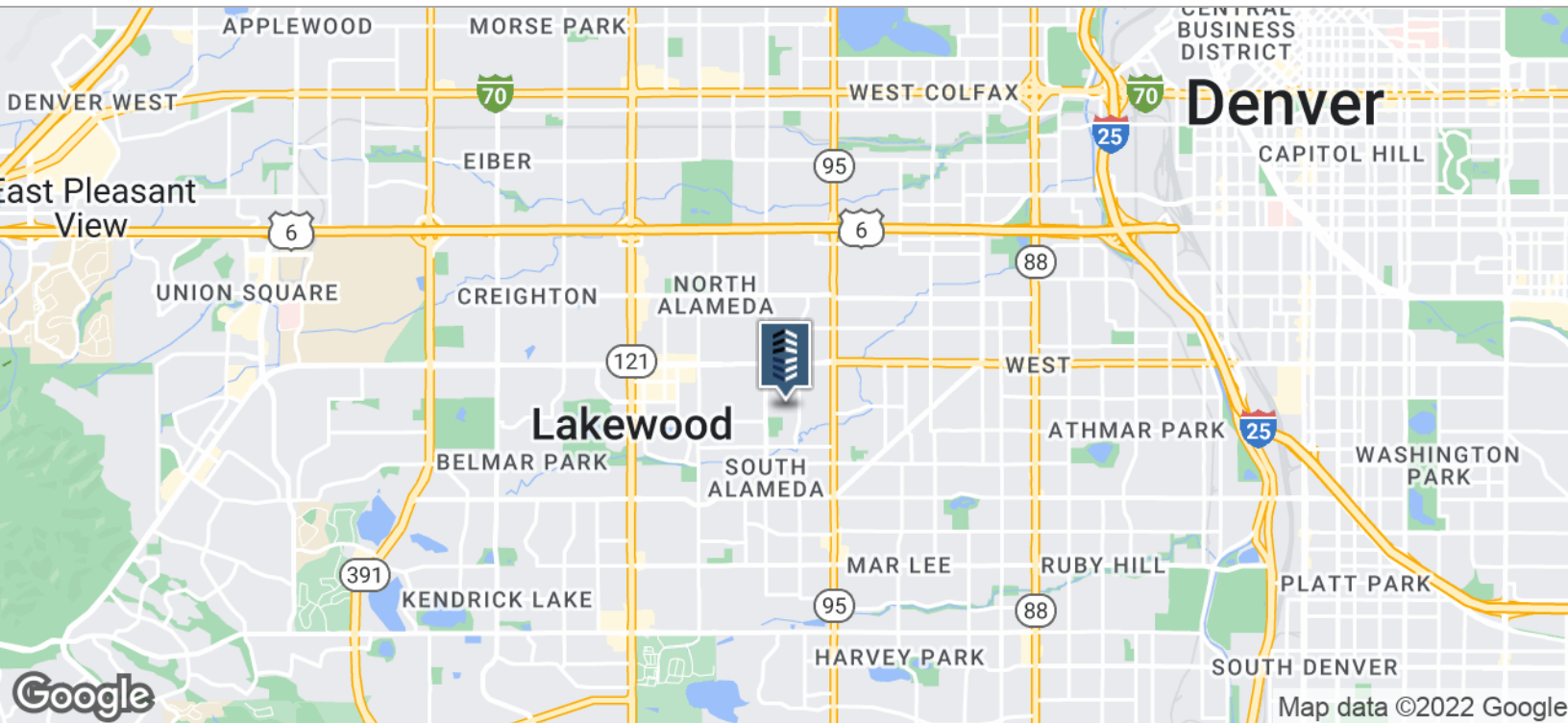
PROPERTY OVERVIEW

Freestanding Building located on the corner of W Alameda Ave and S Eaton St. between Sheridan and Wadsworth. Fantastic presence fronting W Alameda and located just blocks from Belmar and surrounded by residential neighborhoods, schools, and parks. This 5,720 SF building has multiple access points for loading through multiple overhead doors. Perfect for another auto user or a multitude of office/warehouse uses.

PROPERTY HIGHLIGHTS

- Fantastic Corner Lot
- Great Visibility and Presence
- Monument Signage
- Sand Trap in place (to be verified)
- Small outdoor storage area
- Potential Uses include - Day Care, Retail, Gallery, Light Manufacturing, Office, Pawnbroker, Rental Services, MMJ Uses, Auto Rental/Sales, Car Wash, Adult Business, Outdoor Storage, Fueling Station and More!





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