



Rare Shop & Office Space for Sale or Lease

Sale Price: \$1,500,000 (\$279/SF)

Monthly Lease Payment of \$5,280 plus NNNs

Property Features

Building Size	Office	1,158 SF
	Warehouse	4,224 SF
	Total	5,382 SF
Site Size	0.50 Acre	
Loading	1 Dock-High, 3 Drive-In	
Clear Height	12'	
Zoning	M-N-S - More information on permitted uses can be found here	



Advantages & Amenities

- Located in highly sought after West submarket
- Proximity to large amount of rooftops making ideal location for businesses servicing residential properties
- Close proximity to Hwy. 6 which feeds directly into I-25 to the East and I-70 to the West

Permitted Uses

Residential Uses

- Single-Family Dwelling Unit
- Duplex
- Attached Dwelling Unit
- Multifamily
- Group Home (1-8 client residents)
- Group Residential Facility
- Home Business, Major

Community & Institutional Uses

- Day Care Facility, Adult or Child
- School, Public or Private
- Religious Institution
- Community Building
- Park

Commercial & Service Uses

- Office
- Personal Service
- Restaurant
- Retail
- Bar
- Club, Lodge, or Service Organization
- Fitness or Athletic Facility, Private
- Entertainment Facility, Indoor
- Gallery or Studio

Infrastructure & Other Uses

- Transportation Facility, Public
- Utility Facility, Minor
- Horticulture
- Wireless Communications Facility





FOR SALE OR LEASE

6025 W Mississippi Avenue

Lakewood, CO 80226



For more information, please contact:

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