

# 10200

W. 26TH AVE. | LAKWOOD, CO 80215



**FOR SALE OR LEASE**

**FOR SALE: \$995,000.00**

**FOR LEASE \$3,800 PER MONTH (\$19/SF NNN)**

**2,400 SF STANDALONE RETAIL  
AND OFFICE BUILDING**

**Lot:** 0.29 Acres (12,627 Square Feet)

**YOC:** Built 1969, Renovated 2025 - New Flooring, New LED Lights

**Includes:** Free Standing Pylon Sign

**Layout:** Reception, 3 Private Offices, 2 Bathrooms, Kitchenette, Large Work Area. Free Standing Storage Shed.

**Zoning:** M-N-S - Mixed Use - Neighborhood - Suburban:  
The M-N-S district is intended to accommodate a mix of lower-intensity neighborhood-scale commercial and residential uses.

**Use by Right:** Bar Club, Lodge, or Service Organization, Day Care Facility, Adult or Child Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio, Office, Personal Service, Restaurant, Retail, Community Building

**Offered Exclusively By:**

**CHRIS BALL**

**Broker**

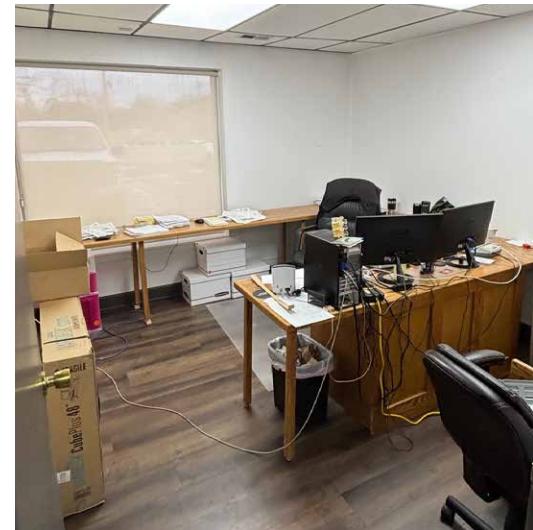
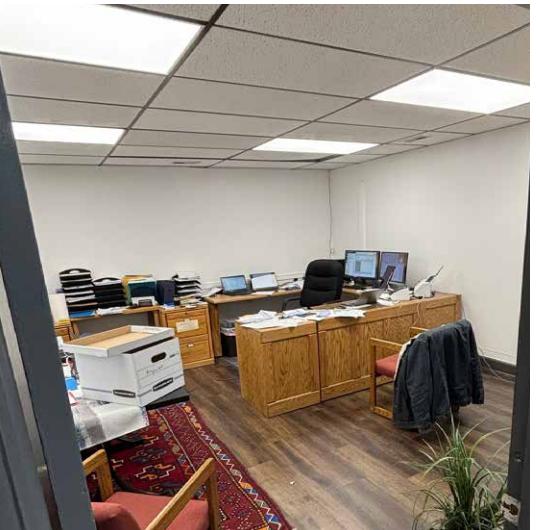
303.332.6954

chris@ballprop.com

Ball Properties West, LLC

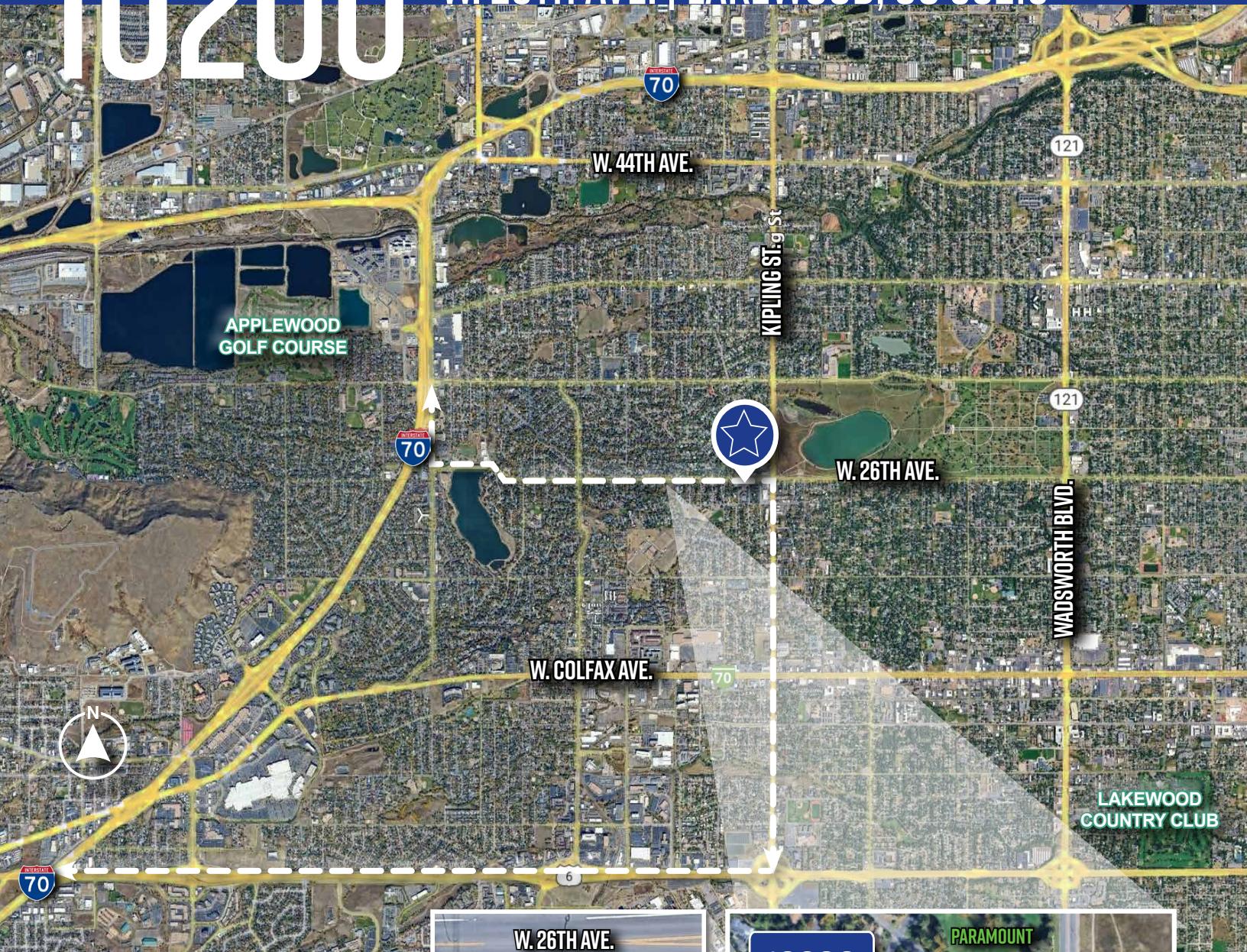
# 10200

W. 26TH AVE. | LAKWOOD, CO 80215



# 10200

W. 26TH AVE. | LAKWOOD, CO 80215



## CONTACT



**CHRIS BALL**  
Broker  
303.332.6954  
[chris@ballprop.com](mailto:chris@ballprop.com)  
Ball Properties West, LLC



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.