

# 10200

W. 26TH AVE. | LAKEWOOD, CO 80215



## FOR SALE OR LEASE

**FOR SALE: \$995,000.000**

**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

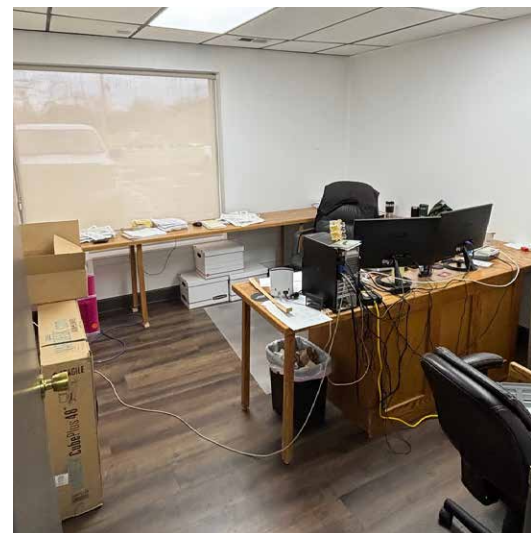
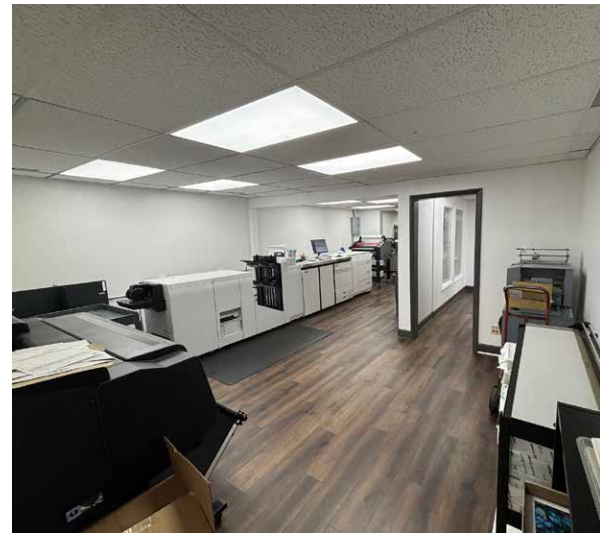
chris@ballprop.com

Ball Properties West, LLC



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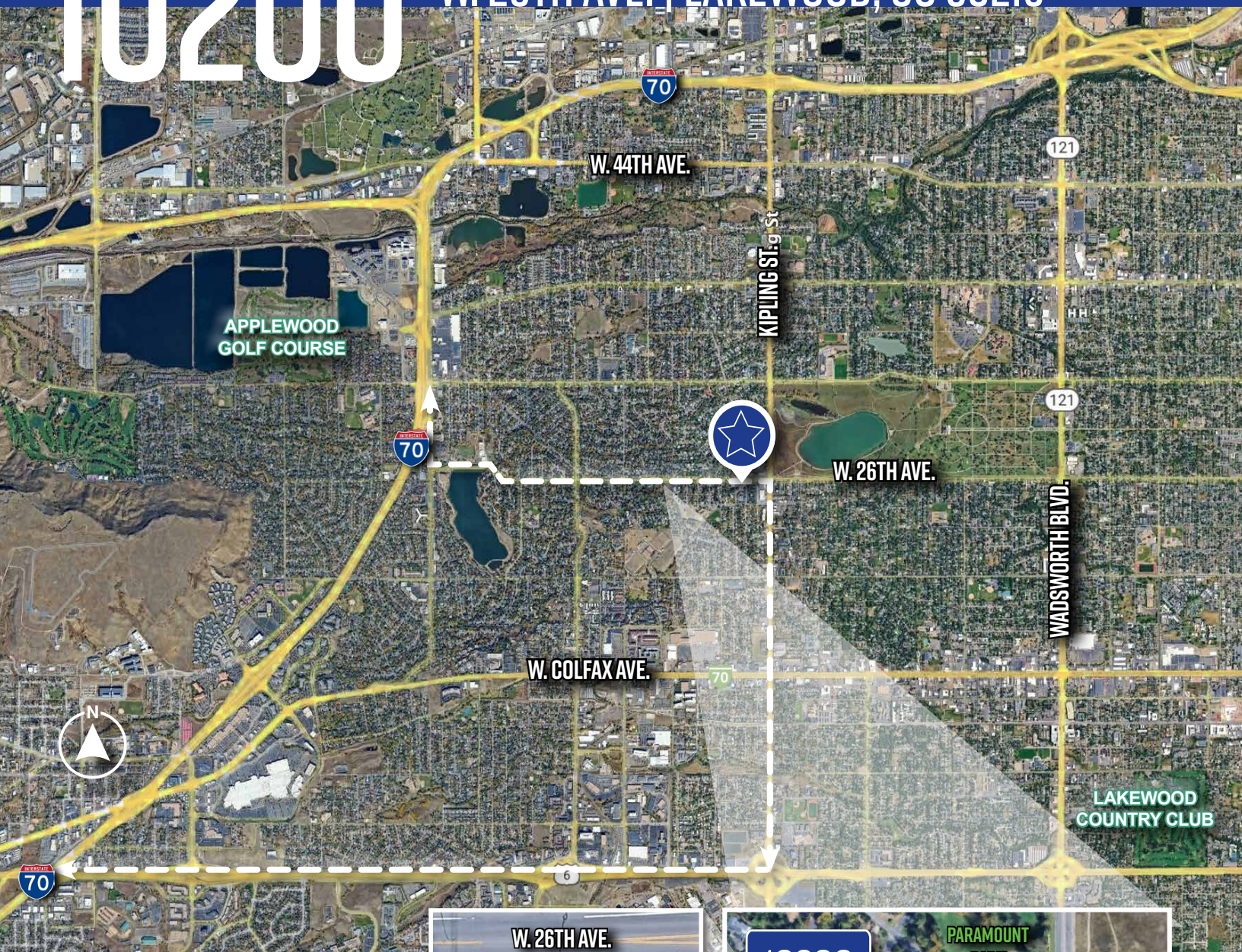
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## CONTACT



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