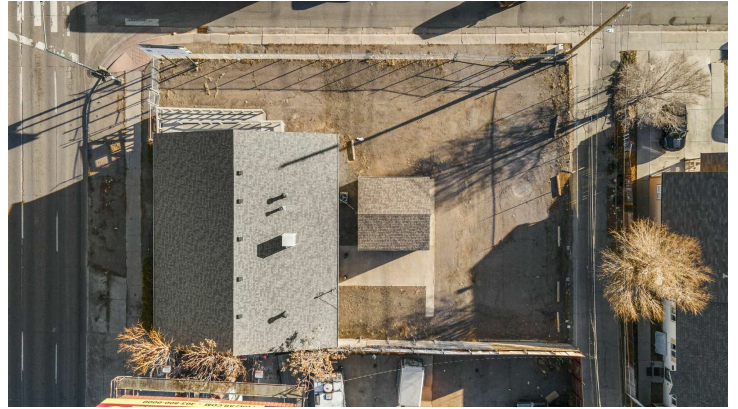
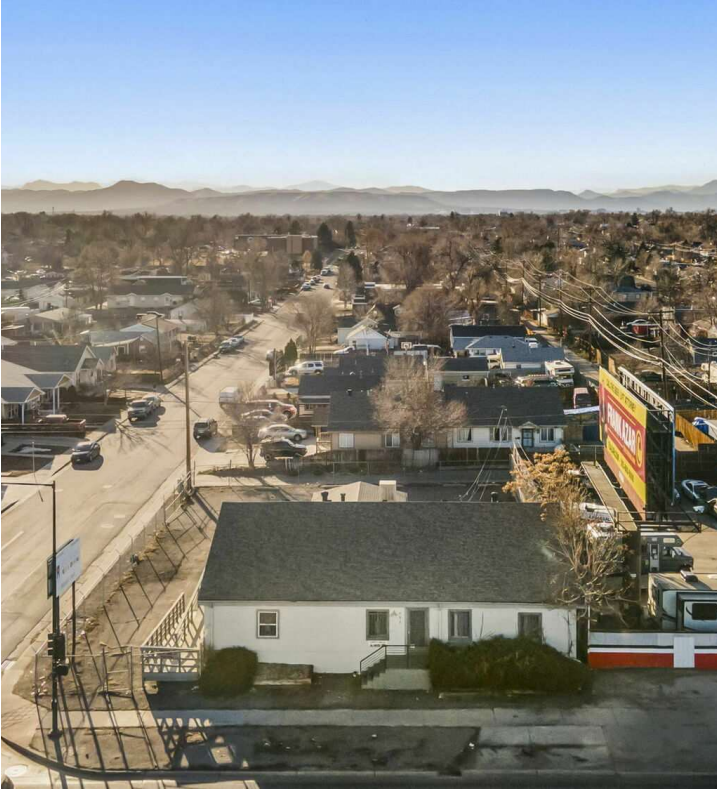


PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located on the bustling Federal Boulevard, this property presents a rare opportunity for developers or investors seeking a prime location in a rapidly evolving neighborhood. Situated in a vibrant area now dominated by Asian restaurants and new developments, this former dental office sits on a spacious lot spanning **10,638 square feet**, offering immense potential for redevelopment or adaptive reuse.

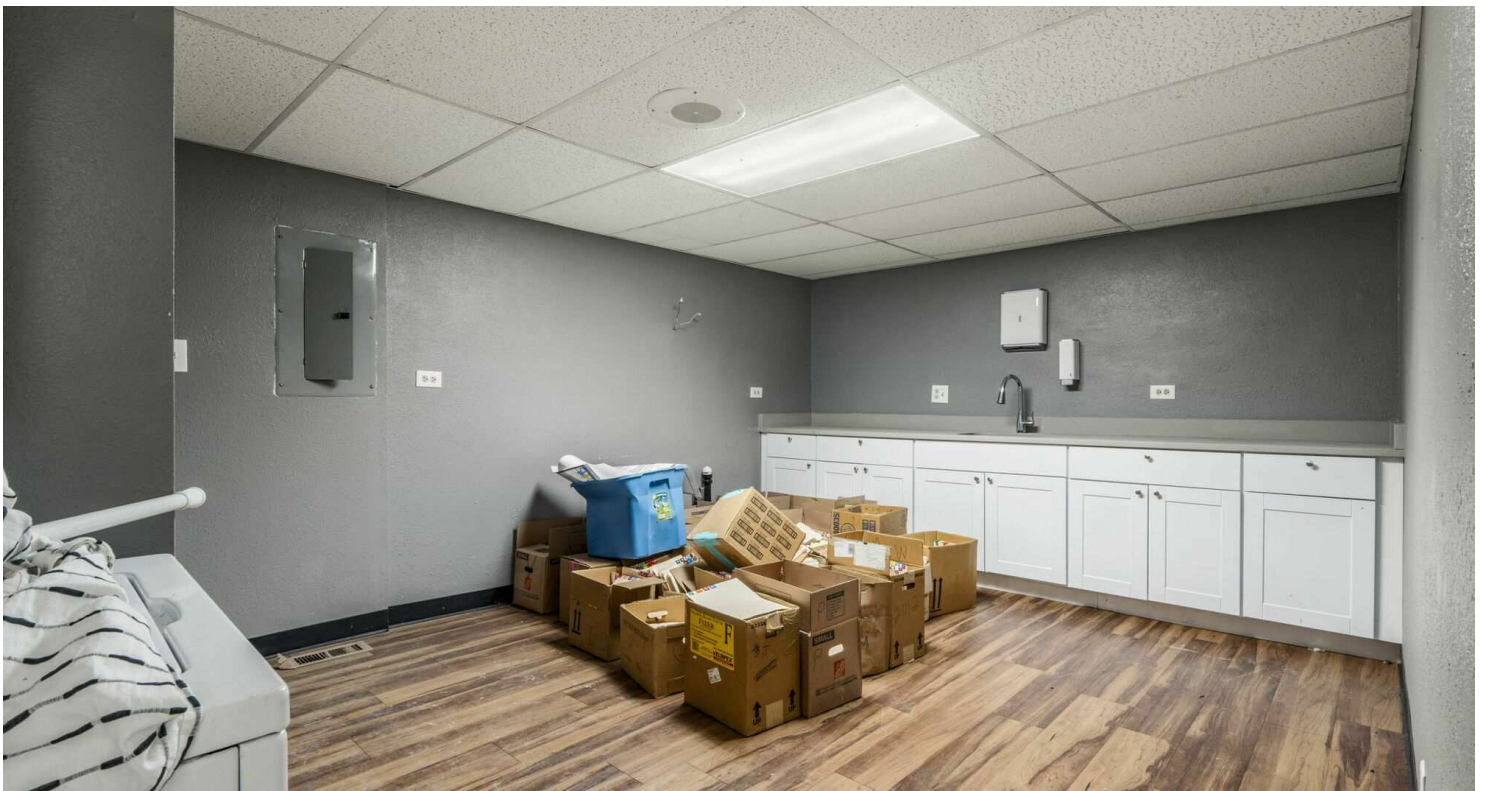
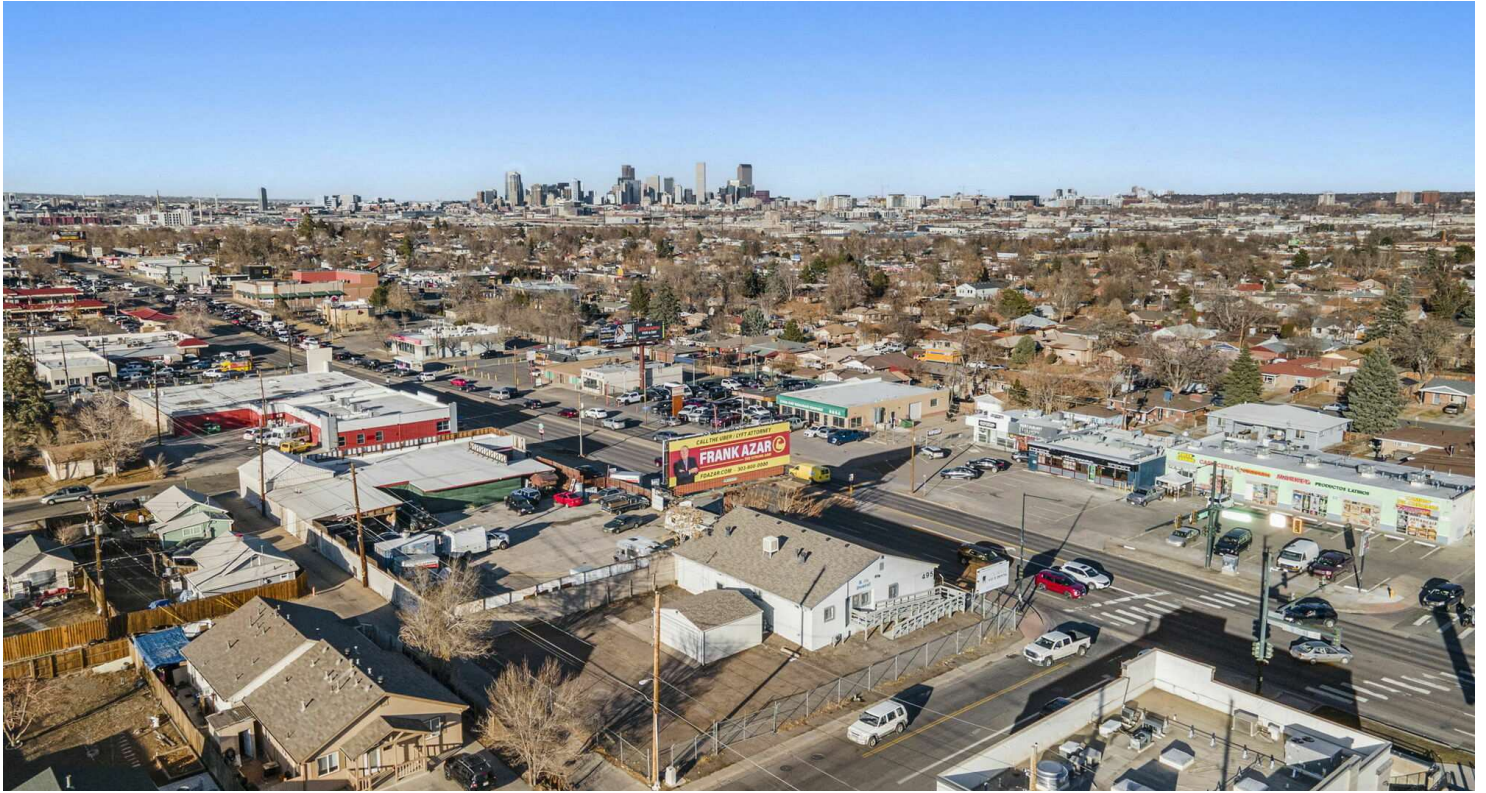
OFFERING SUMMARY

Sale Price:	\$1,380,000
Lot Size:	10,638 SF
Building Size:	3,609 SF
Year Built:	1966
Zoning:	E-MX-3
Building Class:	C

FOR SALE
OFFICE BUILDING

CARTER HOLTER - REAMAX COMMERCIAL
Each office independently owned and operated

//ADDITIONAL PHOTOS



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//ADDITIONAL PHOTOS



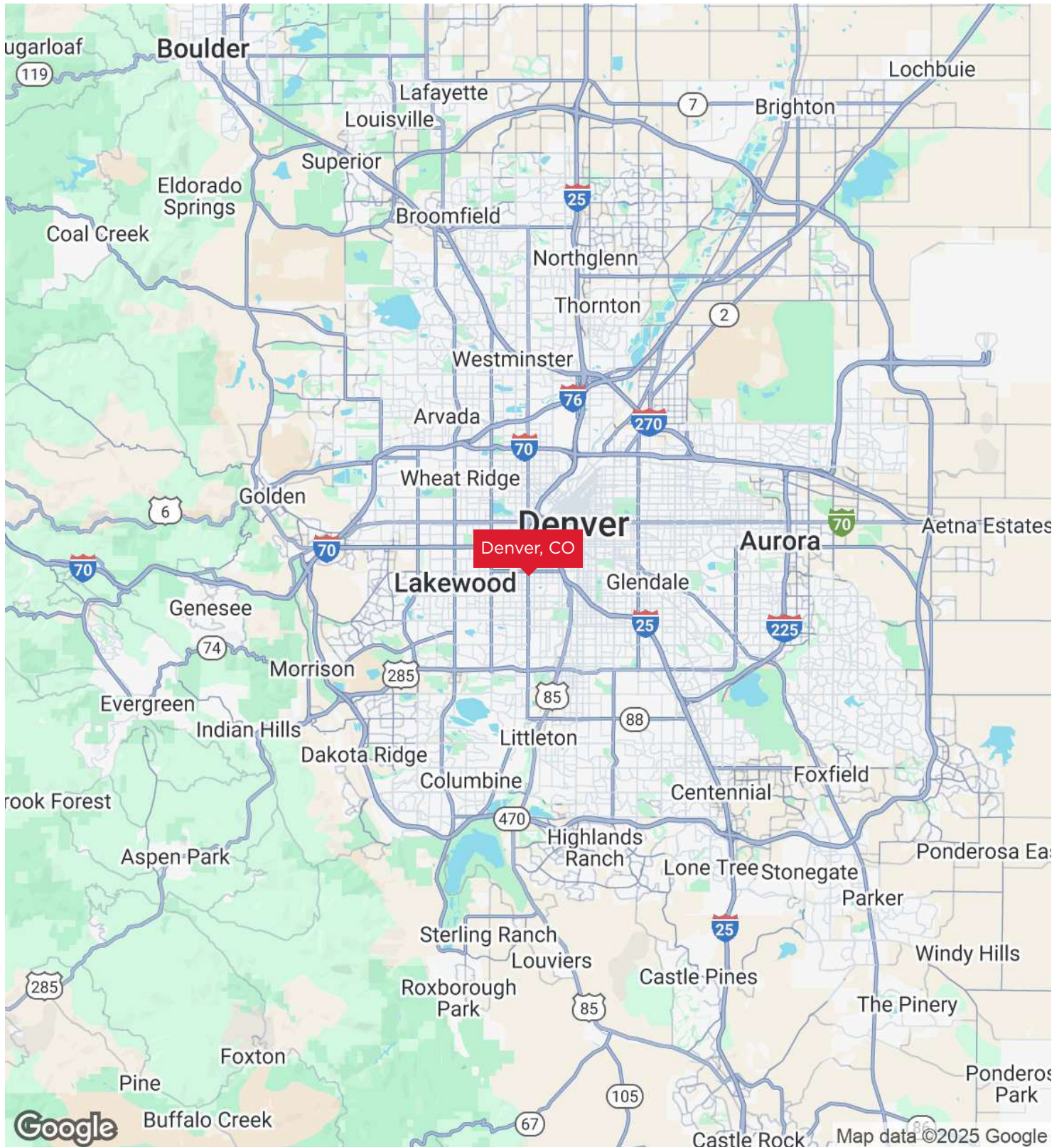
FOR SALE
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P. 3

143 Union Boulevard
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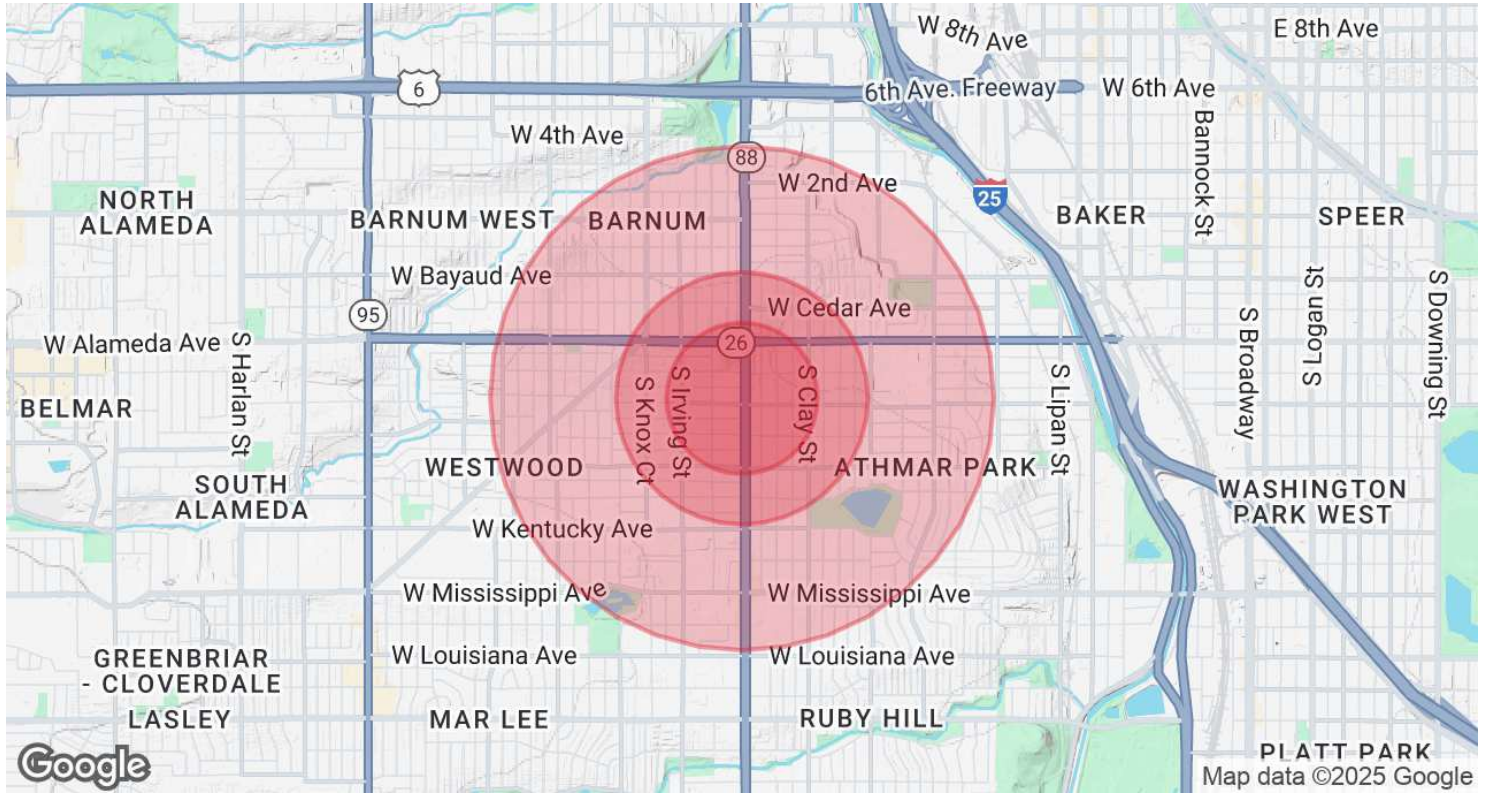
REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	1,805	6,600	25,188
Average Age	34	34	35
Average Age (Male)	34	34	35
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	548	2,049	8,152
# of Persons per HH	3.3	3.2	3.1
Average HH Income	\$69,250	\$70,860	\$70,081
Average House Value	\$436,028	\$441,130	\$495,712

Demographics data derived from AlphaMap

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Lakewood, CO 80228

//ADVISOR BIO 1



CARTER HOLT

Broker

carter.holt@remax.net

Direct: **303.710.7487**

CO #107276

PROFESSIONAL BACKGROUND

After working for a consulting company and brokering large facilities, Carter discovered his passion for real estate. Acquiring his license at American Real Estate College, he soon began his career in commercial real estate, successfully brokering properties from multi-family to light industrial. While still growing in real estate, he continues to expand his background in high end sales, while enjoying the competitive pace and challenges of the industry.

Committed to serving his clients, Carter is thorough in his data analysis and property valuation, proving successful when combined with his excellent communication and understanding of each client's unique needs. With aspirations to grow internationally, he is looking forward to bringing his talent, and demonstrated experience to The International Group.

Carter moved to Colorado in 2008 to study business and immediately fell in love with the Rocky Mountains. He enjoys hiking with his two malamutes, horticulture, traveling, food and snowboarding.

MEMBERSHIPS

CCIM Candidate and member of the CO/WY Chapter.

Carter Holter - REAMAX Commercial

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