

FOR SALE



\$1,695,000

5353 West Colfax Avenue Lakewood, Colorado 80214

Great mid-century modern building.

Zoned M-G-U and in the path of re-development. Walk to Sloans Lake, Edgewater, and more for retail and restaurants. Close to downtown - easy access throughout the metro area!

**Traffic Volume Count Average = 31,777
RTD available on Colfax / Light Rail .5 miles**

Taxes \$12,397 / Insurance \$5,077 / Utilities \$29,759



LEGACY  **100**

REAL ESTATE PARTNERS

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