

# 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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