

FOR SALE

Idea for Commercial or Residential Use



PRICE REDUCED!

Address: 1399 Kipling St, Lakewood, CO 80215
Building Size: 1,341 SF | Lot Size: 13,300 SF

Price: ~~\$590,000~~ \$525,000



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PROPERTY OFFERING

Own a flexible mixed use property with exceptional frontage on Kipling Street just south of Colfax in Lakewood. Situated on a 13,300-square-foot (0.3-acre) lot, this 1,341-square-foot building offers high signage visibility and flexibility for various live-work and income-producing scenarios.

Ideal for an owner-occupier or investor, zoning allows for office, personal services, residential, and multi-tenant live-work configurations.

LOCATION DESCRIPTION

Position your business—or enjoy a blend of residential/commercial use—in a thriving Lakewood neighborhood. Steps from Colfax Avenue, you’ll benefit from robust traffic counts, easy highway access, and a growing mix of retail, dining, and service businesses.

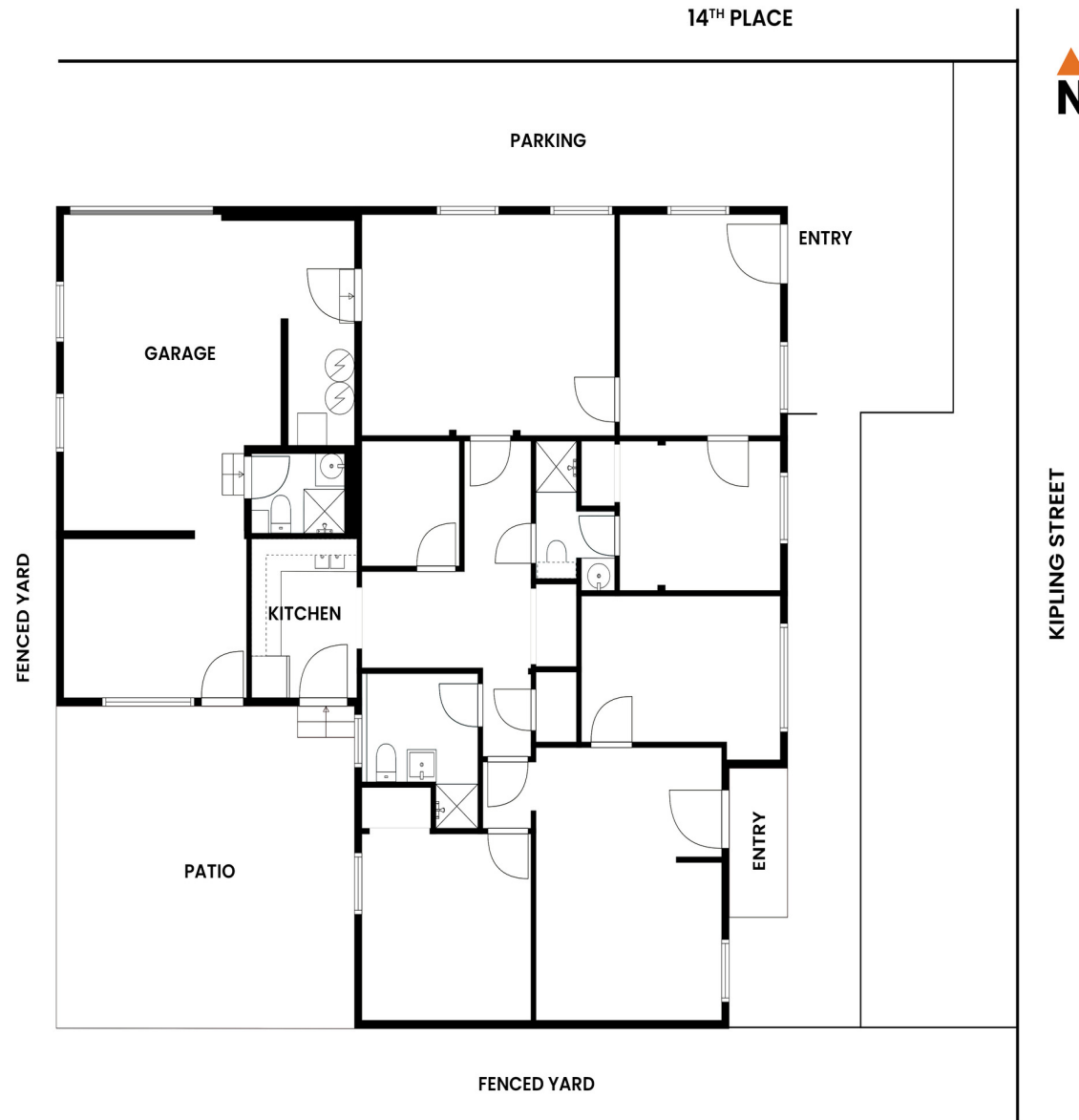
Whether launching a specialty office, wellness space or live/work venture, 1399 Kipling Street offers flexibility and exposure.

LISTING HIGHLIGHTS

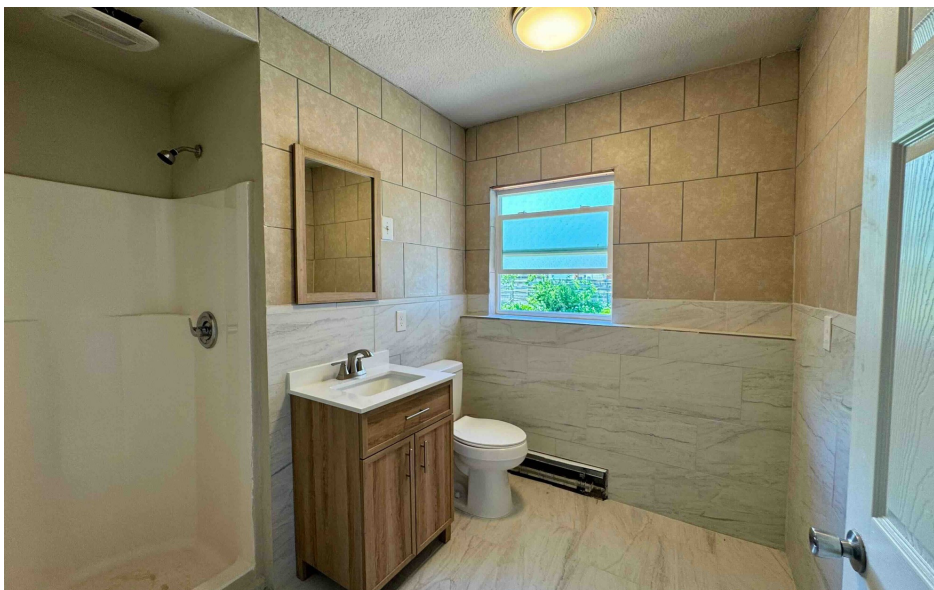
- 1,341 SF flexible mixed use building.
- 13,300 SF (0.3 AC) lot with 10+ vehicle off street parking.
- Garage plus a large fenced yard and patio.
- Three bathrooms, kitchen, and washer/dryer hookups.
- Lakewood R-1-12 zoning allows office, personal services, and more (additional uses may be possible). Buyer must confirm its use is permitted by The City of Lakewood.
- Two separate entrances—ideal for live/work or multi tenant configuration.
- Over 35,000 ADT (average daily traffic) on Kipling Street.
- High signage visibility along a prime commercial corridor.



Property Address	1399 Kipling St, Lakewood, CO 80215
County	Jefferson County
Submarket	North Lakewood
Building Size	1,341 SF + attached garage
Lot Size	13,300 SF .3 AC
Taxes	\$14,359.54 (2024)
Year Built	1947
Zoning	R-1-12
Sale Price	\$525,000

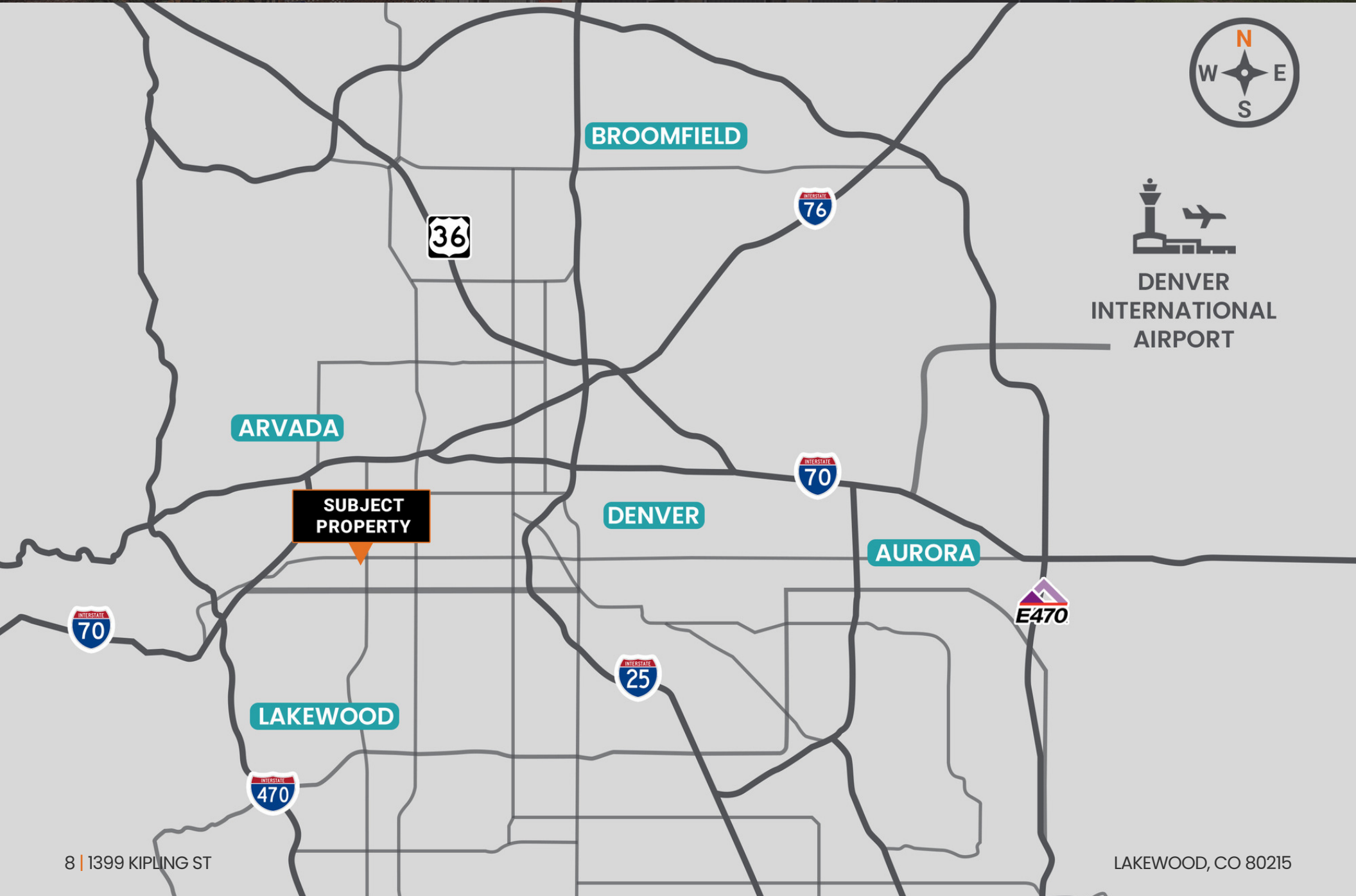














CROWN HILL PARK & WILDLIFE SANCTUARY

APPLEWOOD NEIGHBORHOOD

EDGEWATER NEIGHBORHOOD

SLOAN'S LAKE



SUBJECT PROPERTY

W COLFAX AVE



LAKWOOD COUNTY CLUB

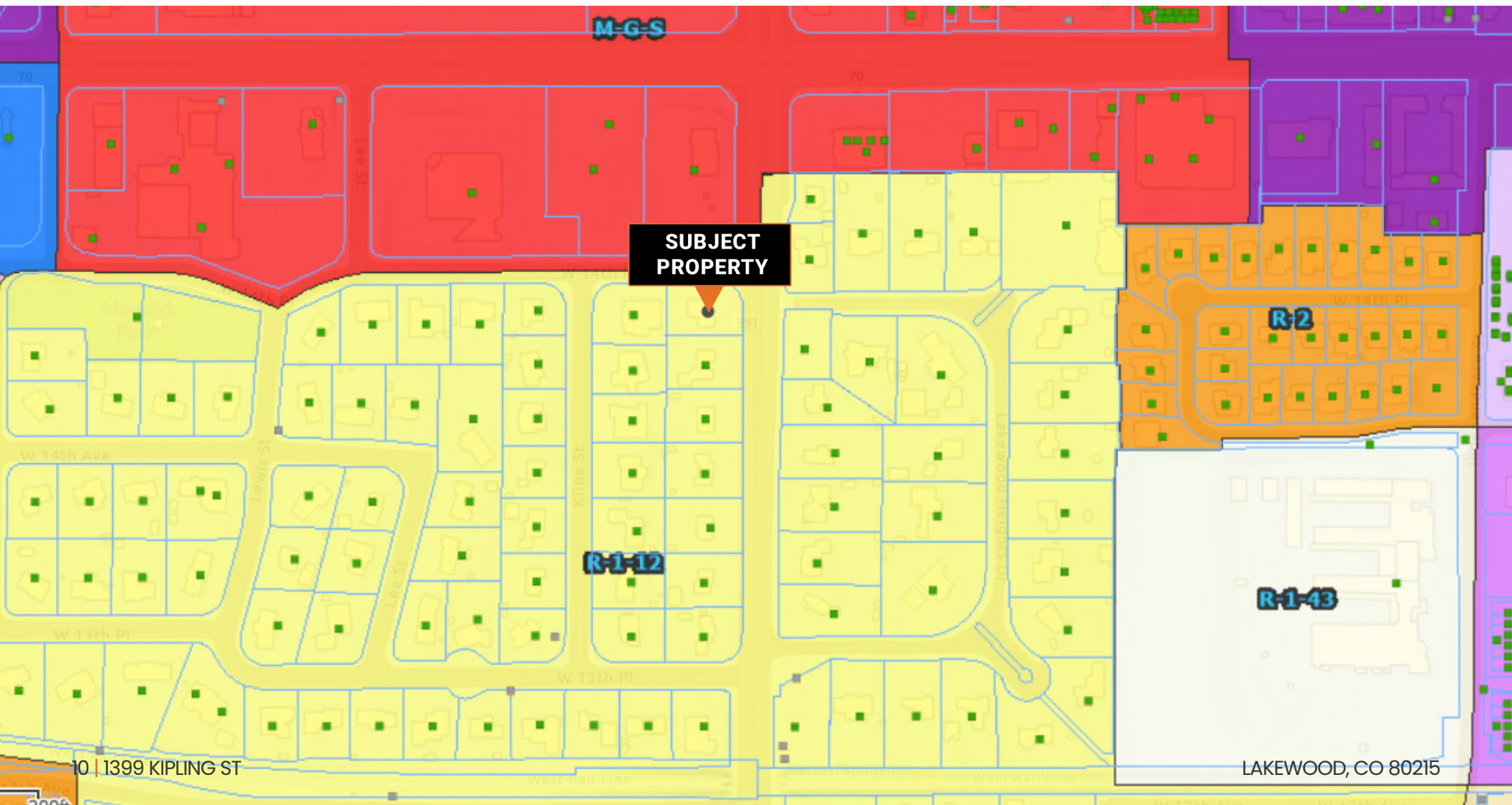
W 6TH AVE

US FEDERAL CENTER



R-1-12 ZONING

[CLICK HERE
LAKEWOOD USE CODE](#)

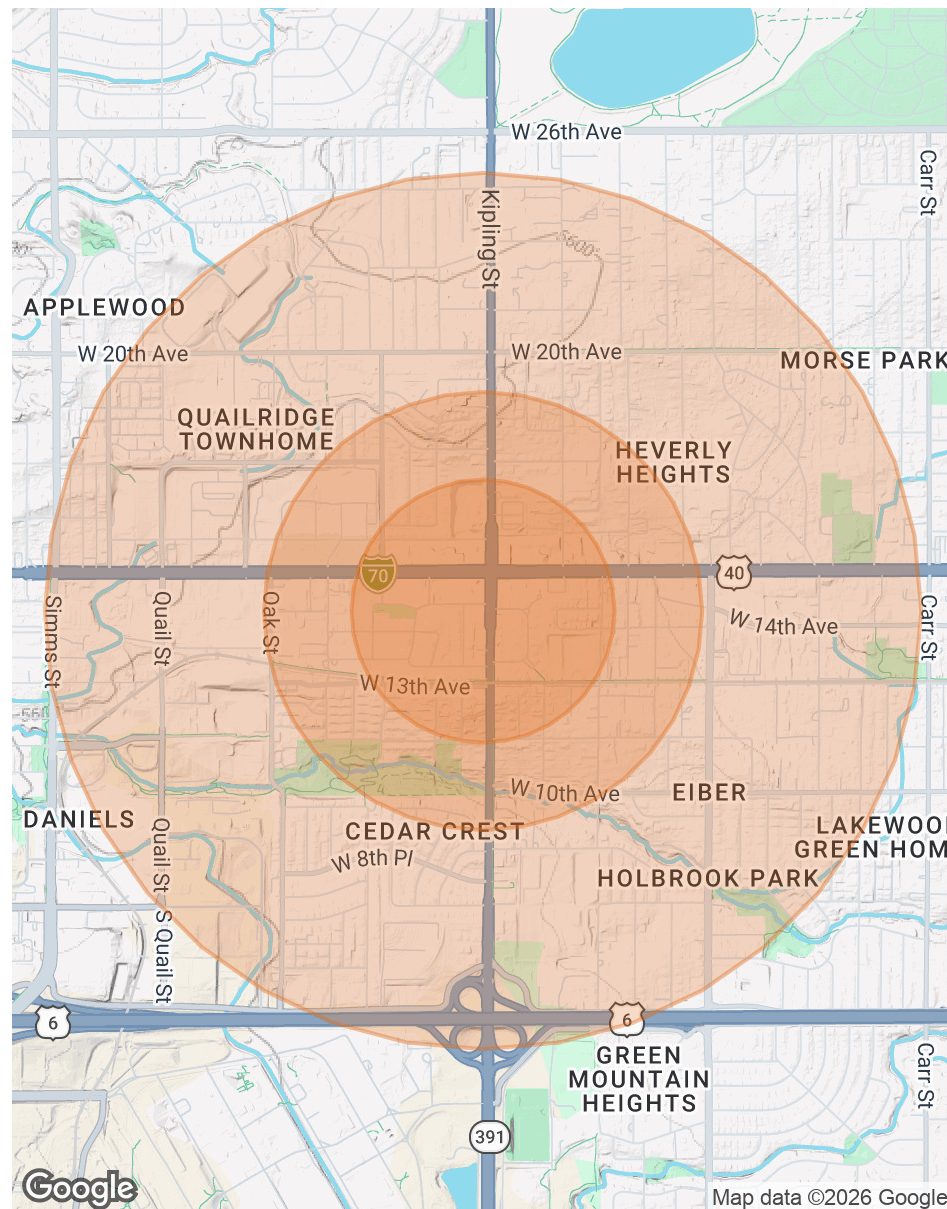




POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	862	3,158	12,736
Average Age	42	42	42
Average Age (Male)	41	40	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	380	1,384	5,930
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$91,583	\$87,681	\$88,980
Average House Value	\$699,429	\$694,356	\$629,255

* Demographic data derived from 2020 ACS - US Census



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