

# 605 Parfet St

Lakewood, CO 80215



FOR SALE

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# For Sale

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## Property Description

Introducing a prime investment opportunity in Lakewood, CO. This impressive property boasts a 21,052 SF building, comprising of 3 units, and offers a solid investment potential. Built in 1974, the property presents an opportunity for office users, developers, and/or investors. With a strategic location in the thriving Lakewood area, this property provides a desirable mix of accessibility and convenience. Contact Brokers for available space for owner-user.

## Property Highlights

- Owner Financing Opportunity
- Fantastic signage right off of US-6 (+/- 92,000 cars/day visibility)
- Stable rental income for owner user
- Versatile space for various office uses, including medical.

## Offering Summary

Sale Price:	\$3,500,000
Building Size:	21,052 SF
Lot Size:	2.18 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	339	643	3,334
Total Population	707	1,354	7,306
Average HH Income	\$82,331	\$83,978	\$90,430

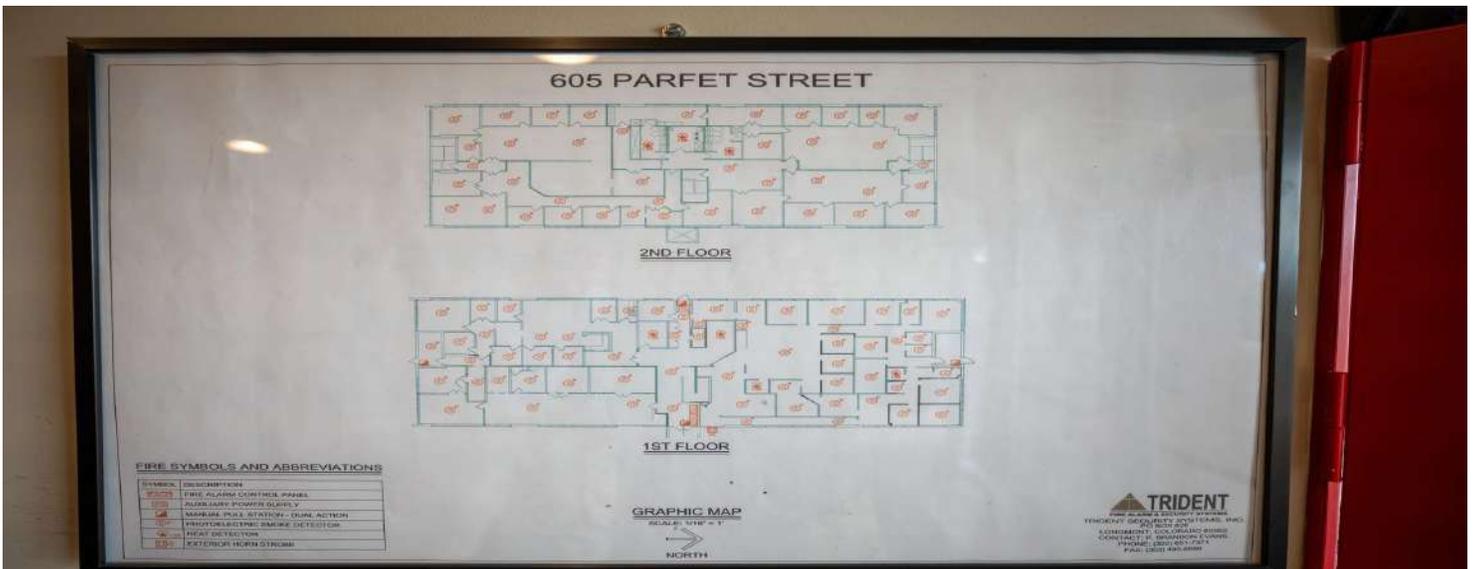
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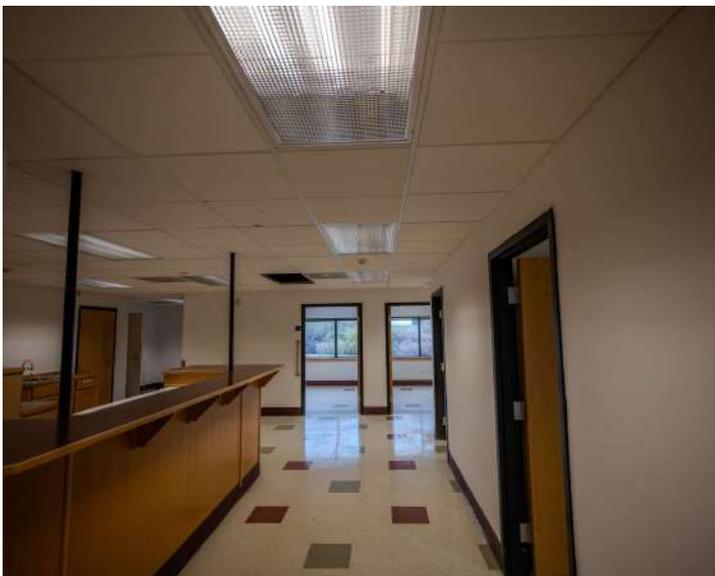
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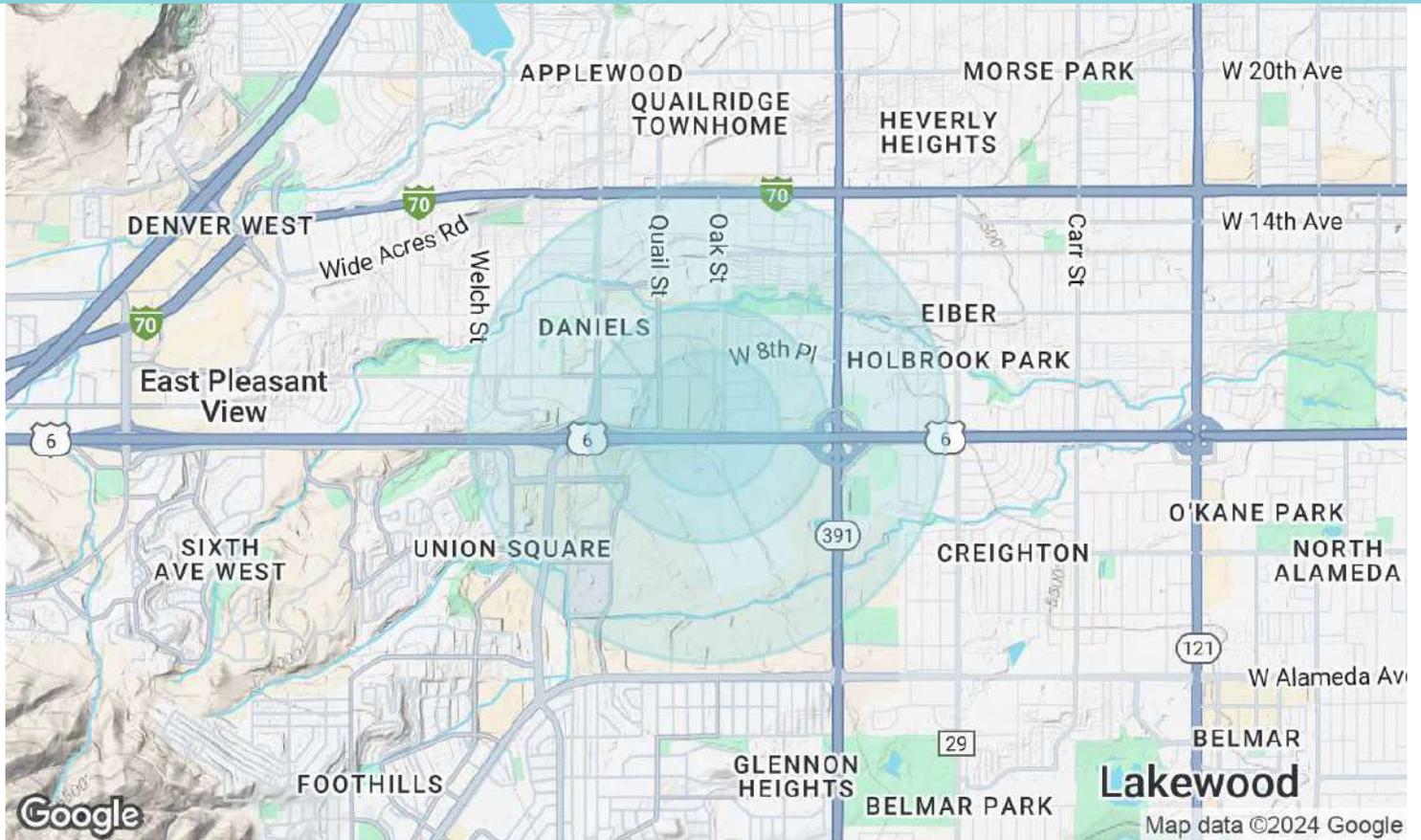
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	0.3 Miles	0.5 Miles	1 Mile
<b>Population</b>			
Total Population	707	1,354	7,306
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40
<b>Households &amp; Income</b>			
Total Households	339	643	3,334
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$82,331	\$83,978	\$90,430
Average House Value	\$565,868	\$575,876	\$598,313

Demographics data derived from AlphaMap