

T.O.D. REDEVELOPMENT OPPORTUNITY

980 Benton St, Lakewood, CO 80214

FOR SALE



PROPERTY DESCRIPTION

Commercial Land for Sale

PROPERTY HIGHLIGHTS

- Prime corner lot in transit orientated development area - many projects completed or underway
- Zoning: M-C-T - Mixed Use - Core Transit
- Walkable/visible to Sheridan light rail station, numerous bus stops within walking distance
- Multi-family/group home/bar-restaurant/hotel, fitness/vehicle sales and more - potential for commercial/retail on ground floor
- Rent the house while planning the redevelopment
- 2,200 SF 3 bedroom, 2 bath house on two levels. 200 SF enclosed back porch. 2 car detached garage
- Extra bonus is a 600 SF, 1 bedroom, 1 bath Mother-in-law house (currently with a month to month tenant)

OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	15,290 SF
House:	2,200 SF

CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

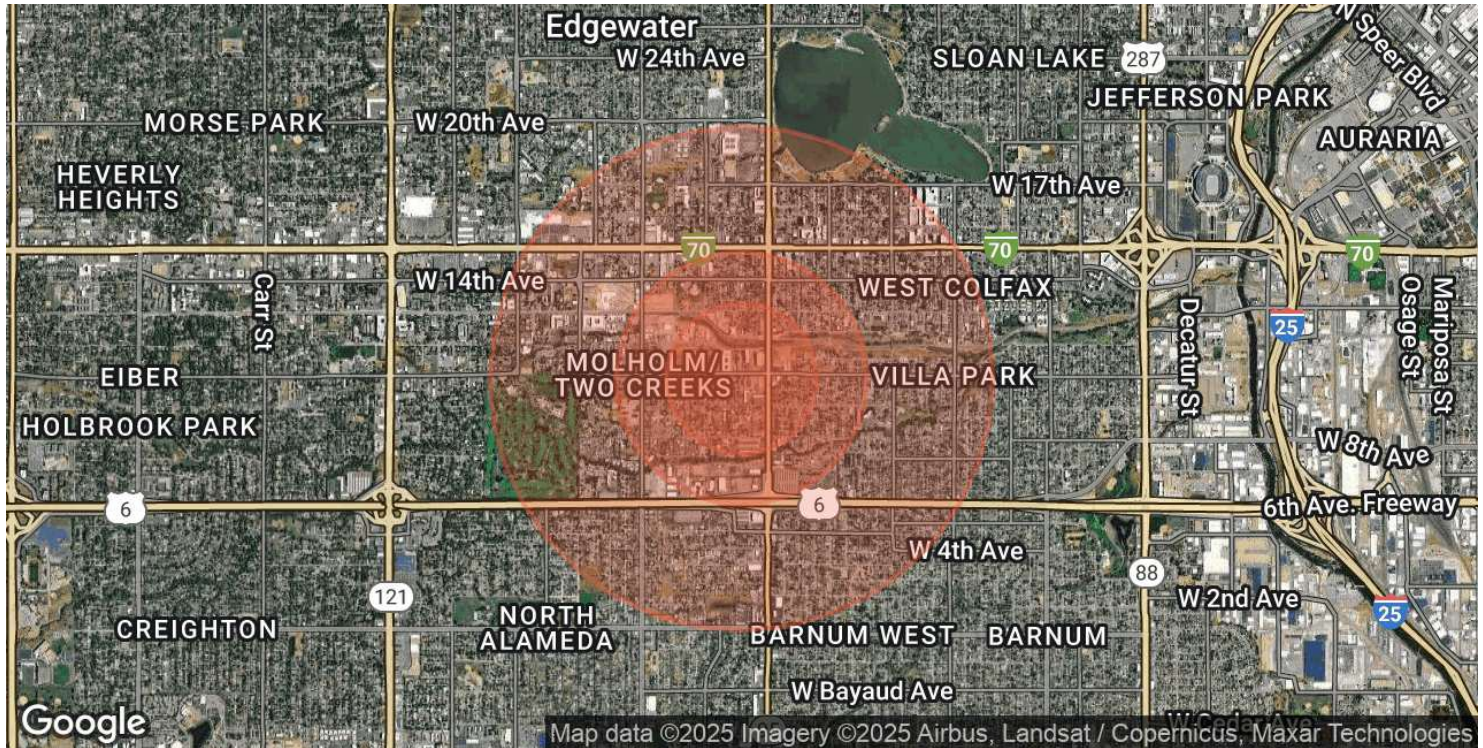
ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

T.O.D. REDEVELOPMENT OPPORTUNITY

980 Benton St, Lakewood, CO 80214

FOR SALE



TRAFFIC COUNTS

Sheridan Blvd. N of W. 10th Ave.	39,060/vpd
Sheridan Blvd. S of W. 8th Ave.	33,049/vpd
Sheridan Blvd. S of W. 11th Ave.	31,882/vpd

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	23,320	169,275	478,936
2029 Population Projection	23,692	170,038	482,619
2024 Households	9,820	71,808	222,375
2029 Household Projection	9,995	72,181	224,338
Businesses	669	9,359	37,511
Employees	5,439	77,973	343,962

CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

T.O.D. REDEVELOPMENT OPPORTUNITY

980 Benton St, Lakewood, CO 80214

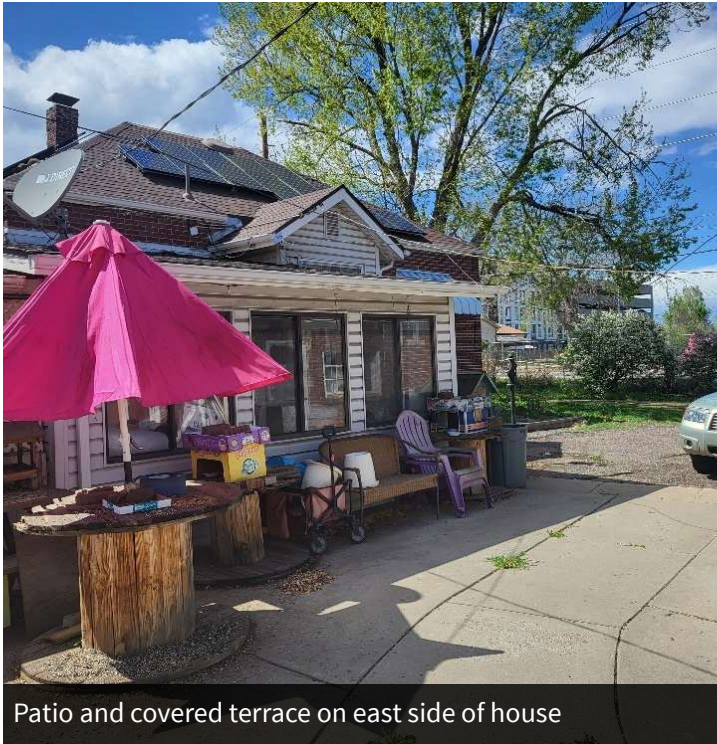
FOR SALE



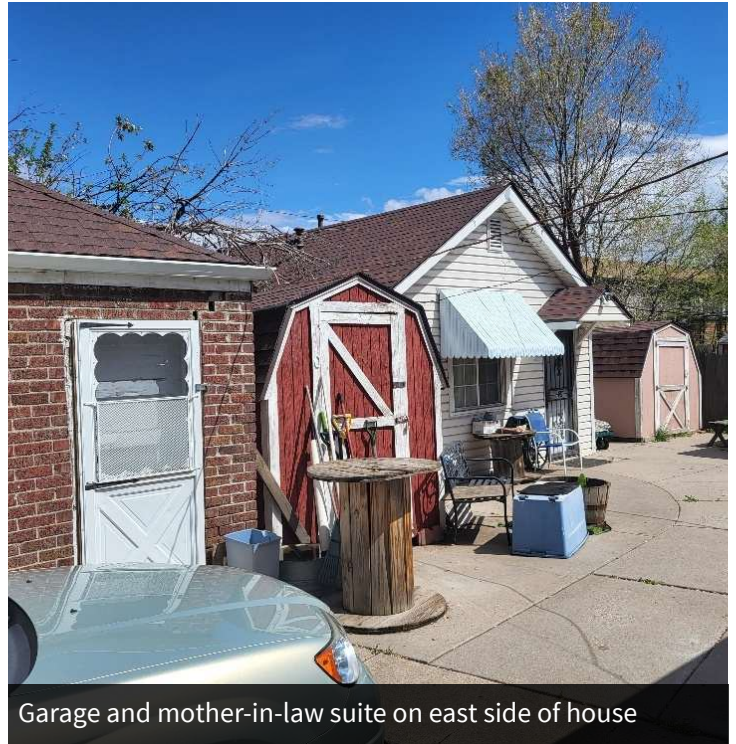
West toward Benton St.



West side of house



Patio and covered terrace on east side of house



Garage and mother-in-law suite on east side of house

CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

T.O.D. REDEVELOPMENT OPPORTUNITY

980 Benton St, Lakewood, CO 80214

FOR SALE



CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

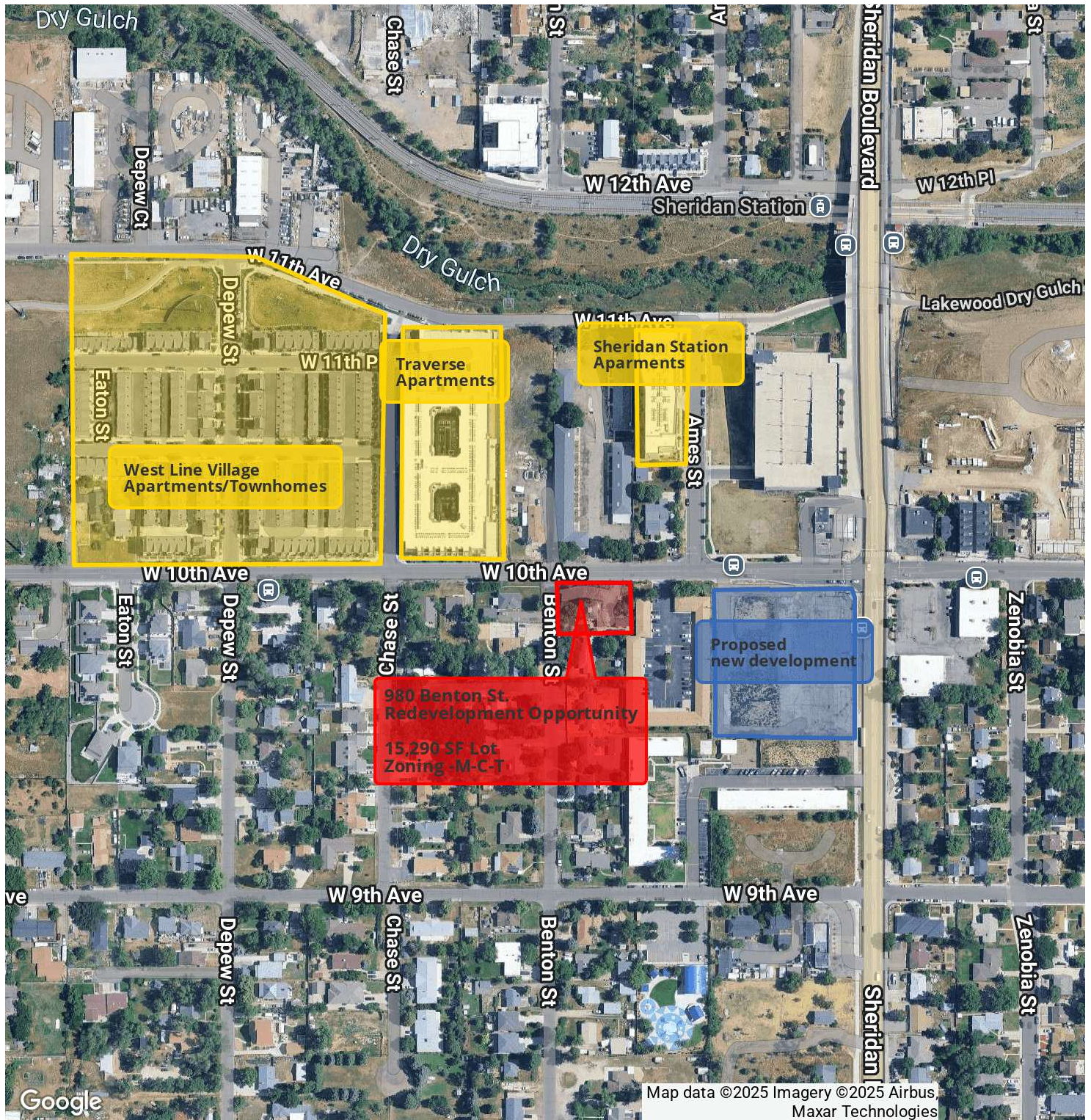
ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

T.O.D. REDEVELOPMENT OPPORTUNITY

980 Benton St, Lakewood, CO 80214

FOR SALE



CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

T.O.D. REDEVELOPMENT OPPORTUNITY

980 Benton St, Lakewood, CO 80214

FOR SALE



CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

ANTONOFF
& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

Public Transportation

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

ZONE DISTRICT SUMMARY



M-C-T

Mixed Use - Core - Transit

The M-C-T district is intended to provide opportunities for higher density mixed-use development in areas adjacent to light rail stations. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Auto-oriented design elements are restricted and have specific design requirements.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front

(measured from edge of existing or future public improvements.)

Minimum: 0 feet

Maximum: 20 feet

Side¹

Minimum: 0/5 feet

Rear¹

Minimum: 0/5 feet

¹Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

Build-to-Zone Requirement²

75%

²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

Height Requirements³

Minimum:	45 feet (3 floors)								
Maximum by Station Area:	<table border="0"> <tr> <td>Sheridan Blvd.</td> <td>120 feet</td> </tr> <tr> <td>Wadsworth Blvd.</td> <td>120 feet</td> </tr> <tr> <td>Oak St.</td> <td>90 feet</td> </tr> <tr> <td>Union Corridor</td> <td>180 feet</td> </tr> </table>	Sheridan Blvd.	120 feet	Wadsworth Blvd.	120 feet	Oak St.	90 feet	Union Corridor	180 feet
Sheridan Blvd.	120 feet								
Wadsworth Blvd.	120 feet								
Oak St.	90 feet								
Union Corridor	180 feet								

³Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

Open Space

Minimum: 10%

Non-Residential Building Footprint

Maximum: 40,000 square feet

Retail Allowed per Business

Maximum: 40,000 square feet by right
40,001 - 60,000 square feet with Special Use Permit

Additional Design Requirements⁴

Vertically mixed uses and ground floor designed for retail

⁴See [17.5.3.6.A](#)

Residential Density⁵

Minimum: 35 DU/acre
Maximum: None

⁵Applies only if residential is provided.

Surface Parking Lot Locations Allowed

Convenience surface parking spaces shall be limited to short-term parking lots with fewer than 10 spaces per building. Convenience surface parking spaces may be located behind or to the side of a building and shall be clearly marked for short-term use only. All other parking shall be accommodated for in parking structures.

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Attached Dwelling Unit Multifamily Group Home (1-8 client residents) Group Residential Facility Bar Club, Lodge, or Service Organization Day Care Facility, Adult or Child Entertainment Facility, Indoor Fitness or Athletic Facility, Private Gallery or Studio Hotel Motor Vehicle Sales, Indoor Office Parking, Stand-Alone, Structured Personal Service Restaurant Horticulture</p>	<p>Retail Community Building Park Religious Institution School, Public or Private Transportation Facility, Public University or College Utility Facility, Minor Home Business, Major Wireless Communications Facility Stealth New Freestanding Structure ≤ 60 ft. in height</p>
<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	<p>Accessory Dwelling Unit Contractor Shop Medical Marijuana Business Motor Vehicle Rental</p>	<p>Apiaries Community Garden Temporary Use, Short-term</p>
<p>Special Land Uses</p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Animal Care Emergency Medical Facility Convention or Exposition Center School, Vocational or Trade Utility Facility, Major Solar Garden</p>	<p>Temporary Use, Long-term Wind-Powered Electric Generator, Freestanding Wireless Communications Facility, > 60 ft. in Height</p>
<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Construction or Sales Trailer Outdoor Display Home Business, Minor</p>	<p>Satellite Dish Antenna Solar Collection System Wireless Communications Facility, Existing Structures Building Facade Mounted Roof Mounted Other Freestanding Support Structure</p>