

**For Sale: Warehouse with Live / Work
2201 Lake Ave | Thornton, CO 80241
\$849,000 (As-Is | Where-Is)**



Aggressive Seller Financing Available for a Qualified Buyer



Colorado Real Estate Brokers is pleased to offer a unique opportunity to acquire prime warehouse space in East Lake. This property features two buildings on a single lot, with potential for live/work use thanks to the expansive layout and versatile site characteristics.



**Colorado Real Estate
BROKERS**

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Property Details & Highlights



- Building Size: 10,400 SF (2 buildings)
- Lot Size: 0.36 Acres
- Year Built: 1980
- 4 Drive-In / OH Doors
- Electronic sliding gate
- Located in an Enterprise Zone
- Taxes \$34,482.08
- Zoning: Eastlake Business District (EB)
- Power: 200 amp / 3 phase (TBV)
- Accessory outside storage

- Adjacent to Eastlake & 124th Light Rail Station
- Currently vacant
- Redevelopment possibility - Ideal for higher-density residential with walkable, neighborhood-scale commercial
- Thornton projected to grow by 50,000–65,000 new residents by 2040



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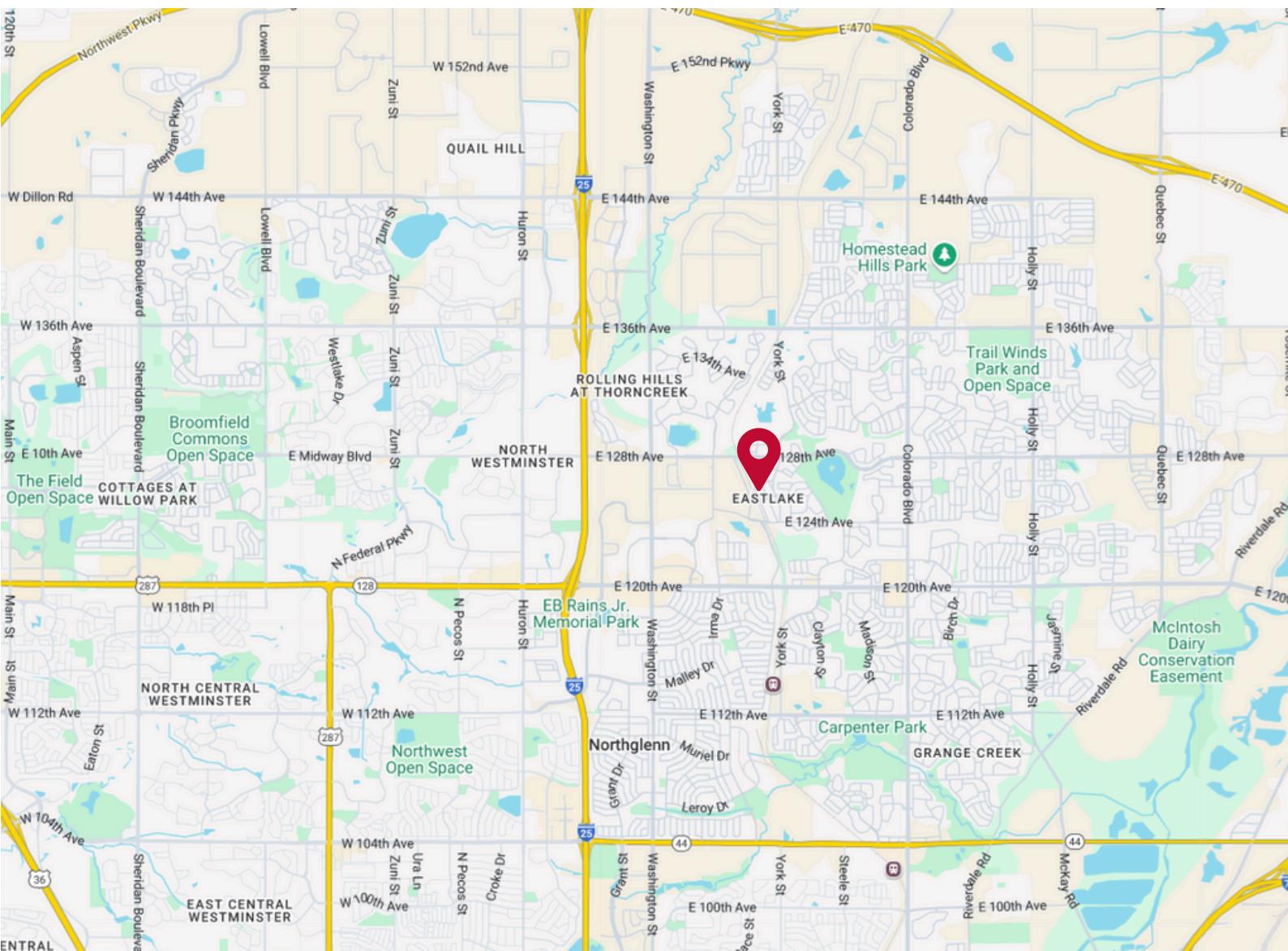
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Pics



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