

**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 —

David Fingerhut  
Broker Associate  
720-522-6706

[david@corealestatebrokers.com](mailto:david@corealestatebrokers.com)

Stuart Dobson  
Managing Broker  
303-919-0309

[stuart@corealestatebrokers.com](mailto:stuart@corealestatebrokers.com)



# 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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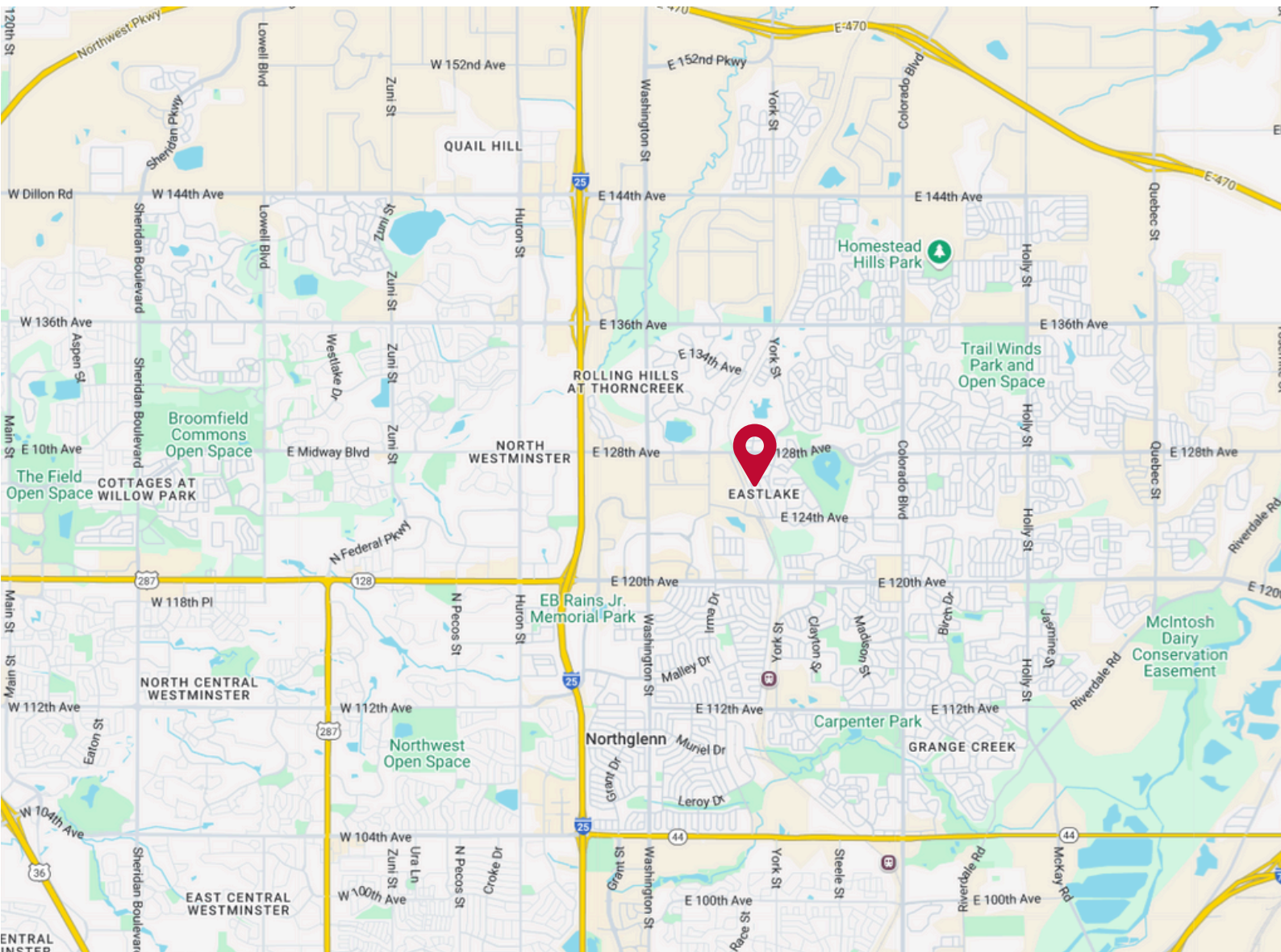
# Pics



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



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